

GREAT CHESTERFORD PARISH COUNCIL

MINUTES OF THE ANNUAL MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON WEDNESDAY MAY 11TH 2016 AT 7:30PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD

Present: Neil Gregory
Collette Altaparmakova
Gareth Bevens (from 8:10)

Julie Redfern

Alan Cattley – Clerk

Ulrike Maccariello, Development Manager, Hastoe Housing Association
Patrick Lanaway, SLR Consulting
Tony Welland, The Design Partnership

4 members of the public.

16/069. Election of Chairman.

Cllr. Gregory was proposed by Cllr. Altaparmakova, seconded by Cllr. Redfern and elected unanimously.

16/070. Apologies for Absence

Tom Newcombe, Matt Rowan, Sharon Tricerri, Simon Witney, David Hall.
Apologies for expected late arrival were received from Cllr. Bevens.

16/071. Declarations of Interest

Cllr. Redfern declared herself as the cabinet member for housing of Uttlesford District Council.

16/072. Minutes of the Last Meeting.

The minutes of the meeting held on April 13th 2016 were signed as a correct record of events.

16/073 Presentation from Hastoe Housing Association

Packs of drawings were made available to councillors and the public.

Ulrike Maccariello (UM) informed the meeting that Hastoe's application had now been submitted.

Further points raised included:

- Twelve properties were proposed.
- The design was plain tiles/slate, red brick and uPVC.
- Three plots were for single bedroomed housing and one for a bungalow with disabled access.
- 1½ storey design to minimise overlooking.
- Development comes within 21m of Bartholomew Close.
- Intention is to retain bushes as far as possible.
- Contractors would be devising a traffic management plan.

Patrick Lanaway (PL) made the following points:

- Highways would be investigating access questions in depth.
- The proposed access was as previous and were seeking approval.
- HHA were aware of local sensitivities.
- It was necessary to apply county-wide standards to determine suitability.
- It was HHA's and PL's opinion that access arrangements were acceptable.
- Smaller construction vehicles would be used if necessary.
- Timings would be taken into account; the traffic management plan was "very advanced".
- The adoptable extension into Rookery/Bartholomew Close included a turning head.

- Parking provision met UDC standards therefore there was no reason to park on the road.
- Access from Stanley Road was not suitable for a through route by Essex Design Standards but would form a possible link for cyclists and pedestrians.

Councillors' comments included:

- Disappointment that only one bungalow was proposed as Bellway had agreed to an increase.
- Why was there no green space?
- Why no footpath provision?
- The development was very dense.
- Access via Spencer Road was already dangerous and too narrow – an additional 12 households would only make this worse.
- The reasons for not providing access via Stanley Road were financial.
- Had consideration been given to dual access to the site, six from either side?
- No play area.
- The proposal may meet design standards, but would benefit from changes to detail and density.
- The stresses on Rookery Close were due to the inability of the landowners to bring the proposals forward at the same time.
- Serious reservations in the light of decision on previous applications having been stayed pending clarification of widths of access roads.
- The houses as detailed might be acceptable, but if there is no resolution of the access problems there will be a confrontation.
- The access arrangements as proposed were unsafe for construction and unsafe for daily use.
- This was now the sixth time that proposals had been put forward and the developers were urged to reconsider negotiations with land owners over alternative access.

A member of the public commented that as a resident of the new part of Stanley Road he considered that the same objections to access via Rookery Close also applied to Stanley Road and reported that Bellway had given assurances to prospective purchasers that access to the Little Field site would not be available.

There were also children living in Stanley Road and safety concerns existed with respect to both locations.

Another resident asked the Hastoe representatives what size was specified for a residential parking space; no reply was received.

Further questions included:

- If the scale is considered appropriate, why were the larger properties placed at the edge of the site?
- Why has the number of windows in Plot 12 been increased from previous proposal?
- What protection will trees have?

On other matters, a resident asked if the contract for the allotment site had been completed. In reply, it was stated that the paperwork was with the solicitors and completion was expected imminently.

It was also asked if conversions of offices to residential use would count towards our housing requirements. It was stated that they do.

16/075 Planning

To consider any comments to be returned to Uttlesford District Council (UDC) on the following application:

UTT/16/1127/PAP30 Prior notification of proposed change of use of offices to 4 no. dwellings

Location: - Mull House And Jura House Great Chesterford Court Newmarket Road Great Chesterford Saffron Walden Essex CB10 1PF

Resolved: No Comment

16/076 Neighbourhood Plan.

It was decided to defer this item and present details at the Annual Village Meeting on May 25th

16/077 Annual Village Meeting

A provisional list of topics would include

Housing and future developments

Local Plan

Neighbourhood Plan

Allotments

Cycle Paths

Preschool

Chairman's Award

16/078 Annual Governance Statement

The details of the statement were considered and it was resolved to approve and sign the Governance Statement.

16/079 Annual Accounting Statements

The annual accounting statements were approved and signed.

16/080 Finance

The receipts and payments made since last meeting were approved without comment.

It was resolved to include provision in the budget for the request for funding from the Chesterfords Community Centre but the basis on which groups are subsidised should be known. Cllr. Gregory will write to the CC committee.

Funding for the provision of outdoor gym equipment was approved in principle, but it was agreed that further work would be necessary before proceeding with purchase. It was agreed that, subject to sensible budgetary constraints, durable equipment of high quality should be preferred.

Public presentations and demonstrations would be requested from prospective suppliers.

Cllr. Redfern would seek advice from Clare Thomson who had professional experience in this area.

The 2016/17 Budget was approved.

16/081 Open space in Stanley Road

It was resolved to apply to UDC to have the open space in Stanley Road registered as an Asset of Community Value.

16/082 Removal of traffic signs

The new power was noted. A consideration of candidates for removal was deferred until the next meeting.

16/083 Rope swing on the recreation ground.

It was resolved not to proceed with suggestions to remove the swing and install a grating across the ditch.

16/084 Allotments.

The plots have been measured and work on the layout commenced.

Work should be complete in the next week weather permitting.

The last part of the rabbit fencing needs to go in before the bark chipping are laid along the fence by the gate.

Work on the lease and holders' contracts was nearly complete.

16/085 New Website

The developers have begun work, but progress is disappointingly slow. A number of suggested logos were shown to the meeting, but as none had unanimous approval it was decided to ask for more.

16/086 Matters for further discussion.

Preschool - Cllr. Altaparmakova had met Rachel Appleyard. An expression of Interest document had been prepared.

It was understood that Essex CC had no statutory requirements in this area but CA would seek confirmation of this. JR and CA would pass details to the PC when available.

16/087 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 8th June 2016 at 7:30 in the Community Centre.

The meeting closed at 9:50pm

Signed (Chairman).....

Date: 8th June 2016