

GREAT CHESTERFORD PARISH COUNCIL

*MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL
HELD ON WEDNESDAY JULY 8th 2015 AT 7:30PM IN THE
COMMUNITY CENTRE, GREAT CHESTERFORD*

Present: Matt Rowan
Tom Newcombe
Sharon Tricerri
Collette Altaparmakova

Simon Witney
David Hall
Neil Gregory

Kate Wood – Carter Jonas

Alan Cattley – Clerk

Approximately 12 members of the public.

15/090. Apologies for Absence

Apologies for absence were received and accepted from Cllrs. Bevens and Rowan.

15/091. Declarations of Interest

Cllr. Altaparmakova declared membership of the Bowls Club.

15/092. Minutes of Previous Meetings

The minutes of the meetings held on June 10th and June 17th 2015 were signed as correct records of events.

15/093 Presentation by Carter Jonas

Kate Wood introduced herself as Associate Planner for Carter Jonas.(CJ)
There had been display materials on view to the public for two hours before the meeting.

Points of information included:

- CJ had employed a highways consultant and an architect
- An archaeological survey had been undertaken and not suggested any problems
- Topological, utilities and tree surveys had been completed
- The strong existing hedge lends itself to a natural boundary
- Much of the hedge would be bordered by public space
- The plan is for 31 units; with the two existing to be demolished this represented a gain of 29
- There would be provision for 12 affordable properties
- Access was proposed on to the B184; although it was felt that visibility was unlikely to be a problem it might be necessary to take steps to reduce traffic speed.
- There would be a local area for play, the maintenance responsibility of which was to be negotiated.
- Three five bed properties were planned at the end of the development
- Pedestrian/cycle access to Rose Lane
- The affordable properties did not have garages as housing associations will not fund them.
- UDC policy required large garages.
- The plan as presented was illustrative only as this was an outline application
- It was expected that an application would be prepared in the next two weeks, which allowing for an average 13 week process would suggest an outcome by Sept/Oct.

- If the scheme is approved, the plot will be sold to a developer who may seek to make changes.

Cllr. Gregory thanked Ms Wood and expressed appreciation to CJ for their engagement.

15/094 Public Forum

Colin Day expressed general satisfaction with the proposal with regard to trees and hedgerows and reminded the meeting that although the 1997 regulations were intended to protect, it was possible to apply to make changes and he urged the PC to protect the existing planting as far as possible.

KW stated that CJ would wish to preserve the hedges.

Q How close is the development to existing housing?

A 5m

Concern was expressed that access via Walden Road would mean that the development would not be properly integrated into the village; another speaker commented that the same arguments previously made against access from the proposed Acre Croft development into the High Street would make this option also undesirable

Q Has Essex Highways been consulted?

A Early conversations have taken place and there needs to be a technical response. It is not yet known exactly what will be required in order to meet access requirements.

Q Will the road be adopted?

A Yes

Q Have traffic consultants looked at the speeds on the Walden Road?

A They have, but it is not known at this stage whether ECC will require more.

Other comments included:

- Allocated parking spaces away from the houses were unlikely to be used as residents would park on the road outside their houses.
- There would be more parking space if fewer houses were built.
- The proposed pedestrian access would be on to a muddy track; it was suggested that this should be made up at the developer's expense although another speaker stated a preference for the footpath to retain its rural character and not be paved and lit.
- Cllr. Hall pointed out that there was a potential problem with ownership of the path.

Q Was there to be parking provision for visitors?

A No

15/095 Car parking on the recreation ground.

It was resolved to write to the Bowls Club requesting that members use the hard parking spaces behind the Community Centre instead of the grass on the recreation ground.

15/096 Bowls Club lease.

It was felt that the required amendments to the lease were not of the Council's making and the cost of these should not be borne by the Council. However, these changes were relatively minor and Cllr. Newcombe offered to undertake the required work without charge.

15/097 Finance

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

The figures for the first quarter not yet being available, it was agreed to defer their consideration.

15/098 Fitness Equipment for recreation ground.

It was reported that the developers of the NWT site were willing to allow the wording of the S.106 agreement to be amended to allow the purchase of swings.

The toddler swings were in need of replacement and the cost of this was likely to be between £3500 and £4000.

The Community Initiatives Fund would require match funding.

No price had yet been obtained for a witch's hat.

It was decided that "noise equipment" did not represent good value.

It was resolved to apply for as much grant funding as possible and to undertake whatever work was necessary to comply with RoSPA recommendations.

Thanks were expressed to Cllrs. Witney and Tricerri for their work in researching this.

It was thought that more information including detailed costs would be required before a decision could be reached on the fitness equipment. Cllr. Bevens agreed to prepare a paper for the next meeting.

15/099 Neighbourhood Plan Steering Group.

It was reported that Joanna Francis would not be continuing with her work for the group.

Matthew Bullock had been co-opted as a member.

Rachel Hogger had attended the last meeting of the group as UDC's Neighbourhood Plan advisor and had offered assistance.

It had been agreed to produce display materials showing the developments proposed in the area and to make these available for exhibition in both Great and Little Chesterford.

It was reported that UDC did not want to release details of its call for sites until it had considered the question of whether to pursue a single settlement policy. This was expected by the end of July; if this was not forthcoming the group might consider a Freedom of Information request for the details.

The work of the group so far was on track and under budget.

It was also reported that the Village Plan had been accepted by UDC's cabinet with no changes. Thanks were expressed to the working group who had produced the plan.

15/100 Allotments.

The Chairman offered thanks to Cllrs Witney and Hall for their extensive work on this matter and to Cllr. Newcombe for his valuable work in securing a legal opinion.

It was agreed to refer the letter to UDC's Assistant Chief Executive – Legal for comment.

It was resolved to wait until any such comments were received and to modify the letter if necessary in the light of these comments.

If a final conversation with the landowner did not result in any agreement then the letter would be sent.

15/101 Uttlesford District Council.

Cllr. Gregory had arranged to meet the Chief Executive of UDC on August 4th to discuss various matters including unenforceable planning decisions, parking provision in Rose Lane, the allotment site and the apparent opacity of enforcement decisions.

It was to be understood that no criticism of any individual UDC officer was made or implied, and the Council was content that the meeting should proceed on this basis.

15/102Matters for further discussion.

It had been reported that vehicles had been seen driving over Horse River Green. It was suggested that a sign be erected and the possibility of enacting a bye-law be investigated.

The Youth Club will be reporting back to the PC about siting and choice of a bench.

The PC had been asked by the owners of the land behind Bartholomew Close to consider providing a chairman to conduct their meeting with the village.

It was requested that the Pilgrim Close play area be strimmed.

15/103 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 12th August at 7:30 in the Community Centre.

The meeting closed at 9.40pm

Signed (Chairman).....

Date: 12th August 2015