

GREAT CHESTERFORD PARISH COUNCIL

*MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON
WEDNESDAY 11TH JULY 2012 AT 7.30PM IN THE
COMMUNITY CENTRE, GREAT CHESTERFORD*

Present: Howard Rolfe
David Hall
Wazz Mughal
Sharon Tricerri
Julie Redfern – from 7.35pm
Neil Gregory – from 7.35pm

Elaine Culling – Clerk

10 members of the public

With the Chairman unable to attend Howard Rolfe was nominated as Chairman for the meeting

Proposed: Cllr Hall

Seconded: Cllr Mughal

With no other nominations Howard Rolfe was duly elected Chairman

Action

12/72. Apologies for Absence

Apologies were received and accepted from **Cllr Francis** and **Cllr Bevens**.

12/73. Declaration of Interests

To receive any 'personal' or 'personal and prejudicial' interests relating to items on the agenda.

Cllr Rolfe and **Cllr Redfern** declared themselves as members of Uttlesford District Council

12/74. Minutes of the Last Meeting

Resolved to approve and sign as a correct record the minutes of the meeting held on 13th June 2012.

12/75. Public Forum

There will be 15 minutes available for Public Forum, if required, and the opportunity for members of the public to register with the Chairman should they wish to speak on a particular agenda item.

The members of the public all wished to speak on item **12/78. UDC Development Plan Document – Consultation on Proposals for a Draft Local Plan.**

The following concerns were raised in relation to the suggested development sites 2 & 3:

Q. Can services such as sewage, gas, water and electricity cope with more demand from the village?

A. *There is an obligation on all statutory services to provide an adequate service once a development is agreed.*

Q. We note that a separate site for a new school has been put forward in association with site 2; was the school site put forward as a sweetener?

A. *The potential site for a new school was in fact requested by the Parish Council after site 2 was put forward as it was recognised that with the land in the same family ownership this was an opportunity that should not be missed.*

Q. Why can't the sites be reversed with any new school being located behind Stanley Road and the new housing located on the proposed school site?

A. *Any housing on the proposed school site would breach the development line north of the village and as such would inevitably lead to pressure for further development on adjacent land.*

Q. Surely a new school needs to be in place before any new houses are built.

A. *As the catchment area of the school includes neighbouring villages there are still changes that can be made to the admissions policy before the need for a new school arises.*

Q. There seems to be confusion around the number of houses being proposed on site 2.

A. *This is because when stating the number of houses UDC is looking at both sites 2 & 3.*

Q. Who decides the number of houses to be built on each site?

A. *This is considered at UDC using a formula, however the number will be consulted with the local community.*

Q. Why is there not more detail available?

A. *Because there is not yet an actual planning application.*

Q. Access to site 2 is via Stanley Road, why is access not directly from the B184, ideally via a roundabout?

A. *Access to the site will ultimately be a matter for the Highways Authority; however it is unlikely that the size of the development would generate sufficient resource for a significant roundabout.*

Q. We all live in bungalows, if houses are built on the adjacent site this could lead to the loss of these bungalows as the nature of the area will have changed.

A. *The land owners have been asked to consider more bungalows as part of any planning application.*

Q. Will the existing mature trees and hedging be retained and new planting provided in order to ensure the outlook and privacy of adjacent properties

A. *Information relating to this will be part of any planning application*

Cllr Rolfe thanked all those present for attending and urged them to engage with the consultation process and to return to a future **PC** meeting if they continue to have concerns. He added that he hoped that **UDC** will continue to consult on the detail once the result of the current consultation is known.

All members of public now left the meeting.

12/76. Code of Conduct – Uttlesford District Council (UDC) Code circulated

To review the UDC code of conduct in order to adopt or reject. (Should the UDC code be rejected members are legally obliged to adopt an alternative code which must be ratified by Uttlesford District Council.)

Resolved to adopt the Code of Conduct of Uttlesford District Council

Clerk

12/77. Granting Dispensations & Action in Respect of a Breach of the Council's Code of Conduct

It was noted by members that s.101(4) of the 1972 Local Government Act provides that where an authority makes arrangements for the discharge of functions by another authority under that section it does not prevent the delegating authority carrying out those functions itself.

Resolved that pursuant to s.101 of the Local Government Act 1972, the Council's functions of taking action in respect of a breach of the Council's Code of Conduct under s.28(11) of the Localism Act 2011 and of granting dispensations to members under s.33 of that Act shall be delegated to Uttlesford District Council.

Clerk

12/78. UDC Development Plan Document – Consultation on Proposals for a Draft Local Plan

Resolved to submit the following comments to Uttlesford District Council.

JF

With regard to the sites being suggested for development:

- In principle the 3 sites are supported however we have a major concern regarding vehicle access to sites 2 & 3 and would suggest that direct access from the B184 is to be preferred, ideally via a roundabout.
- We understand that sites 2 & 3 are being brought forward separately and as such would consider that vehicle access to site 2 is impractical if it was to come from Rookery Close due to existing high volumes of traffic and number of parked cars.
- We note that site 1 will provide affordable housing which we are given to understand will be for the benefit of local people.
- In relation to site 3 we would not wish to see any access to the proposed new school site that creates the potential for another development site.
- Both the community and the Parish Council await the detail of these developments and ask that it be noted that we wish to be involved.

Strategic Policies

We consider that UDC has brought forward a balanced and measured approach to the proposed location of new housing within the district for the benefit of Uttlesford as a whole and all the communities therein.

Developments Management Policies

No comment

Specific questions raised in the consultation document

We are content with the consultation process to date however we await with interest the detail regarding areas such as traffic management, design and community benefit as this is currently lacking.

12/79. Planning

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

UTT/1082/12/FUL. Demolition of existing dwelling and erection of single dwelling

Location. 9 London Road, Great Chesterford

No Comment

Clerk

Results

UTT/0796/12/FUL. Demolition of existing bowls club pavilion and erection of replacement pavilion

Location. Great Chesterford Recreation Ground, Newmarket Road, Great Chesterford

Conditional Approval

UTT/0790/12/FUL. Erection of replacement garden shed

Location. 12 Jacksons Lane, Great Chesterford

Conditional Approval

UTT/0646/12/FUL. Single storey rear extension

Location. 4 Granta Cottages, Newmarket Road, Great Chesterford

Conditional Approval

UTT/0579/12/FUL. Erection of dwelling and garage

Location. Site adjacent to The Delles, Carmen Street, Great Chesterford

Refused

UTT/1047/12/FUL. Insertion of bay windows to front and side, rear extension of storage shed to provide workshop/storage. Erection of car port

Location. 14 Jacksons Lane, Great Chesterford

Conditional Approval

12/80. Parish Council Community Centre Liaison

Resolved to ratify the appointment of Sorrel Gordon-Foxwell as PC liaison with the Community Centre

12/81. Finance – report circulated

To receive and review the end of first quarter accounts

It was recognised that the budget was tighter than in previous years and as a result will require close monitoring.

To note the schedule of cheque payments/receipts since publication of the previous agenda

Noted

12/82. The Essex Playing Fields Association – information circulated

Following one year of membership to consider whether the Council should continue its membership of this organisation.

Resolved to continue membership for a further year.

Clerk

12/83. Salvation Army Trading Company Clothing Bank Request – letter circulated

To consider the request to locate a Salvation Army Charity Clothing Bank at the Recreation Ground. (There has been an Ecomission Bin at the Recreation Ground at the request of Lifeline Romania with Chesterfords Aid for some time. It is by all accounts well used, being frequently filled to capacity before collection.)

Resolved to re-consider this request in 6 months time in order to assess any impact the imminent removal of the bottle bank will have on the use of the existing Ecomission Bin, and therefore whether the location of an additional Clothing Bank alongside the existing one would be supported.

Clerk

12/84. Boot Camp Sessions at the Recreation Ground

Resolved to charge £5 per session for the remainder of this year.

Clerk

It was noted that all fees for use of the Recreation Ground should be reviewed in the New Year.

WM

12/85. Matters Arising/Items for Information**1. 12/35. Council Standing Orders**

Review on hold for now

2. 11/147. Winter Salt Bag Scheme

Some appropriate signage to alert residents to the rules regarding use of the grit from the grit bins is still to be added.

Two new grit bins, one at the junction of Carmen Street and the Newmarket Road, the other at the junction of Ickleton Road with the B1383 have been requested – decision on hold until next winter

3. 11/85. Allotment Proposal

On hold until an appropriate piece of land can be secured.

4. 11/65. Recreation Ground**Bowls Club/Scout Hut Leases**

Final texts have been sent to the Scout Hut and Bowls Club for agreement

DH

5. 10/22. Community Speed Watch

Letters asking for volunteers to come forward have been prepared and are awaiting delivery to properties in London Road, Newmarket Road, Ash Green and Granta Close.

Cllr Gregory, Cllr Rolfe and Cllr Hall agreed to deliver.

NG/HR/DH

6. 10/79. Matters for Further Discussion - 20mph limit

Cllr Rolfe remains confident that this will be achieved

Cllr Redfern requested that a detailed plan of the additional signage made necessary by this scheme be obtained and fully considered by the Council at a future meeting.

HR

7. 12/58. Matters for Further Discussion – Heads of Terms between Recreation Ground and Community Centre

Cllr Gregory to report on progress at the September meeting

8. 12/67. Essex Strategy for Flood Risk Management consultation

Cllr Rolfe to report on condition of the sand bags.

Carried forward to the September meeting

HR

9. Grant Applications

Cllr Gregory reported his success in securing 2 grants:

- £3,000 towards the resurfacing of the Pilgrim Close Play Area
- £700 towards 2 new benches at Horse River Green.

The following applications are now in the process of being submitted: **NG**

- UDC Jubilee Fund for the balance of the money required to resurface the Pilgrim Close Play Area
- Essex Big Society Fund and Press Relief Fund to enable a new path, suitable for wheelchairs and pushchairs, to be built at Horse River Green which would allow access to the riverbank for all.

News of these matters to be included in the forthcoming PC Newsletter as well as the next issue of the Broadsheet. **JF/Clerk**

12/86. Matters for Further Discussion*

For Members to raise any items that may need to be discussed at a future meeting.

Cllr Mughal reported that a resident has raised concerns that the tennis courts had been aligned with the fencing, rather than the existing tennis nets, when they had been repainted as part of the recent Multi-Sports upgrade.

Cllr Mughal to investigate and follow up with Doe Sports if necessary. **WM**

Nominations for UDC Community Achievement Awards will be considered at the next meeting and accordingly all members were asked to put forward their nominations. **All**

UDC has written to ask whether the PC would in principle accept any allotments and open spaces as a result of any future development; accordingly this will be considered at the August meeting. **Clerk**

12/87. Date of Next Meeting

The next meeting of the Parish Council is to be held on Wednesday 8th August 2012 commencing at 7.30pm in the Sports Lounge at the Community Centre.

Meeting Closed at 21.30pm

Signed (Chairman).....

Date: 8th August 2012