

GREAT CHESTERFORD PARISH COUNCIL

MINUTES OF A MEETING OF GREAT CHESTERFORD PARISH COUNCIL HELD ON WEDNESDAY JULY 13TH 2016 AT 7:30PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD

Present: Neil Gregory
Collette Altaparmakova
Simon Witney

Sharon Tricerri
David Hall

Alan Cattley – Clerk

17 members of the public.

16/103. Apologies for Absence

Apologies were received and accepted from Gareth Bevens, Tom Newcombe, Julie Redfern and Matt Rowan..

16/104. Declarations of Interest

Cllr. Witney declared himself as a relative of the proprietor of Andy Turnbull Landscaping.

Cllr. Gregory declared himself as a parent of a member of the Scouts.

Cllr. Tricerri declared herself as an allotment holder.

16/105. Minutes of the Last Meeting.

The minutes of the meeting held on June 8th 2016 were signed as a correct record of events.

16/106 Public Forum

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

It was asked whether the PC had a view on the proposed hybrid option of UDC's local plan. The PC collectively had no view, it was observed that the absence of detail made comment difficult. Great Chesterford was designated as a "key village" and therefore must be considered to be in the firing line. The hybrid option was felt to be too close to "dispersal". Cllr. Gregory considered the document to be poorly drafted and reasoned and was "a grubby compromise".

A member of the allotment committee expressed his gratitude to the PC for its work in establishing the allotments. Cllrs. Witney and Tricerri were identified as the major contributors to the work and received the applause of the meeting.

A member of the public spoke in respect of his letter to the PC of July 4th in respect of traffic problems caused by the increased number of patients visiting the High Street surgery. The writer had been unaware of the PC's previous correspondence on the matter. In addition to noting the difficulties, the letter made the following points in relation to the original planning permission granted in 1988;

- Opening hours have increased from 30 hours per week to 52
- There were only six parking places allocated on site and there was a condition in the permission limiting staff numbers to five.
- There was no intention of or allowance made for visits made by car since patients were then almost entirely village residents.

It was commented that here is now insufficient room even for staff parking and there had been a three-fold increase of use since the amalgamation of the practices in Saffron Walden with opening hours now extending from 8:30am to 6:00pm.

It was reported anecdotally that patients from outside SW were being encouraged to use the Chesterford surgery in preference to the one in town.

The bus had been held up on numerous occasions by carelessly parked cars and it was speculated that this could eventually oblige the bus operator to reroute the bus around the village.

The chairman expressed his gratitude to the writer for locating details of the original application, and indicated that the PC would write to the surgery inviting them to engage with the PC to explore possible solutions.

It was further commented several of the cars regularly parked in the area belonged to residents and that oil delivery vehicles were also occasionally the cause of blockages. There was not much public appetite for “urbanising” the village with parking restrictions for which resources for enforcement were unlikely to be available, but it was clear that some action was necessary and the village would be consulted before any proposal were implemented.

16/107 Planning

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

UTT/16/1478/FUL Proposed dwelling and access to highway.

Location: Rear Of 8 The Elms Great Chesterford Saffron Walden Essex CB10 1QD

Resolved: Objection on the grounds of overdevelopment of an unacceptably high density and represents an overdevelopment which does not enhance the locality.

UTT/16/1556/HHF Proposed replacement of garage lean to roof with hip roof. New bay window and changes to fenestration. Rendering and painting of front elevations. Addition of shed in front garden.

Location: 22 Jacksons Lane Great Chesterford Saffron Walden Essex CB10 1PU

Resolved: No comment

UTT/16/1566/HHF Erection of first floor extension.

Location: 11 London Road Great Chesterford Saffron Walden Essex CB10 1NY

Resolved: No comment

UTT/16/1648/PAP30 Prior notification of change of use from office to dwelling.

Location: Surrey House Unit 3 Great Chesterford Court Newmarket Road Great Chesterford Saffron Walden Essex CB10 1PF

Resolved: No comment on substance of proposal, but would note that this reduction of employment land would also diminish the village’s designation as a “key village” in the local plan.

UTT/16/1781/PAP30 Prior notification of proposed change of use from offices to 4 no. dwellings.

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

Resolved: As above

UTT/16/1845/HHF Proposed demolition of existing garage, replacement with front two storey extension and small rear two storey extension.

Location: 24 Jacksons Lane Great Chesterford CB10 1PU

Resolved: No comment

16/108 Parking on the High Street.

Following on from the discussion in the public forum, and noting that involving ECC at this stage was likely to invoke a slow process of limited utility, it was resolved to write to the Rectory Practice reminding them of the conditions of the planning permission and inviting their co-operation in finding a solution. Cllr. Bevens would consider what proposals might be acceptable in respect of parking restrictions.

16/109 Preschool.

Cllr. Altaparmakova had circulated a note summarising discussions so far.

It was intended to invite Expressions of Interest from organisations to build and operate a childcare facility on the land adjacent to the allotment site. In the interests of securing the best quality provision, it was intended to leave scope for applications from other than community or charitable applicants.

Advice from ECC indicated that although it was not obligatory to put the applications to open tender, if this were done it must be fully open and transparent and without any expectation of a particular outcome.

It was agreed that it would not be desirable for the PC to have a continuing responsibility for or involvement in the day to day running of the facility. Although it was felt appropriate for the PC to stipulate some of the requirements of the facility, the arrangement should be largely “arm’s length” once the appointment was made.

The process of advertising the invitation, receiving expressions of interest, shortlisting, interviewing and selection would be undertaken by a sub-committee, not all of whose members would necessarily be councillors. It was resolved to appoint Cllr. Altaparmakova as chair with power to co-opt other members. Cllr. Altaparmakova would circulate recommendations for the membership of the sub-committee. The school would also be invited to send a nominee. The sub-committee would report to the PC with a recommendation of their preferred bidder, the PC then to debate and consult before an appointment is made.

The deadline for proposals was to be September 10th.

16/110 *UDC Land Transfer.

To consider and, if thought fit, to approve the form of transfer from Uttlesford District Council to the Parish Council relating to land to the east of the recreation ground which includes various covenants on the part of the Parish Council, and to authorise any two councillors to execute the transfer on behalf of the Parish Council and to agree any minor modifications to the terms of the transfer as they shall in their discretion think fit.

16/111 *Allotment Association Lease.

To consider and, if thought fit, to approve the form of a lease of part of the land transferred to the Parish Council pursuant to resolution 16/110 above in favour of the Great Chesterford Allotments Association, and to authorise any two councillors to execute the lease on behalf of the Parish Council and to agree any minor modifications to the terms of the lease as they shall in their discretion think fit.

16/112 *Scout Hut Lease.

To consider and, if thought fit, to approve the form of a lease of the land known as the Scout Hut on Great Chesterford Recreation Ground in favour of 1st Essex FSE Scouts and to authorise any two councillors to execute the lease on behalf of the Parish Council and to agree any minor modifications to the terms of the lease as they shall in their discretion think fit.

*It was agreed to approve all three of the above items, subject to approval of the content by Cllr. Newcombe.

16/113 Essex Development Management Policies.

This was noted; no response was deemed necessary

16/114 Communications.

To consider the PC's communications strategies and possible improvements.

It was considered that the new website would help considerably in improving the availability of information and would also allow full quarterly reporting as required by the new transparency code.

Other accepted suggestions included that the precept should be set in a more timely fashion than had been the case last year and that material for consideration at meetings should be circulated with the agenda where appropriate.

It was suggested that the practice of issuing newsletters be reinstated and that the PC's Broadsheet entry could indicate that material available on the web could be made available in hard copy form for those without access to a computer.

16/115 Neighbourhood Plan.

It was agreed that more help would be needed and it was suggested that Sue Belo of the SW NP team be approached for assistance. Cllr. Altaparmakova had a possible candidate whom she could approach. There was funding available for paid assistance.

16/116 Finance.

The receipts and payments and Q1 accounts were noted.

It was noted that there will be a variance in the provision for the clerk's pension which will need to be backdated

It was resolved to decline a request from the preschool for a donation.

16/117 Removal of traffic signs.

It was resolved not to proceed.

16/118 Allotments.

As the facility was now up and running satisfactorily the project was effectively complete and it was decided that a recurring agenda item was no longer necessary.

16/119 New Website.

An early version of the new site was shown to the meeting.

Village organisations and individuals would be approached to contribute material. A new .gov internet domain had been registered for the site and a new email address established for each councillor. Visitors to the old site would be automatically forwarded to the new one.

It was intended that the newsfeed should be updated as frequently as possible. Facebook and Twitter would be added in due course.

It was suggested that part-time help, possibly a gap year student, be recruited to assist with the setup and to maintain the content.

It was proposed that a directory of local services and tradesmen be included, although it was noted that a carefully worded disclaimer would be necessary to remove any possible liability to the PC.

16/120 Outdoor Gym.

Cllr. Witney will be applying to ECC's Community Initiatives Fund for possible funding, for which the deadline for expressions of interest was August 26th.

Cllrs Bevens and Altaparmakova would help with the specification of requirements.

16/121 Community Orchard.

Nothing to report.

16/122 Matters for further discussion.

Topics included:

Guidelines for postings to the Google Group

Charging policy for Multisports use.

16/123 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 10th August 2016 at 7:30 in the Community Centre, subject to there being a quorum available.

The meeting closed at 10:15pm

Signed (Chairman).....

Date: 14th September 2016