

GREAT CHESTERFORD PARISH COUNCIL

*MINUTES OF A MEETING OF THE GREAT CHESTERFORD PARISH COUNCIL HELD ON
WEDNESDAY 16TH NOVEMBER 2011 AT 7.40PM IN THE
COMMUNITY CENTRE, GREAT CHESTERFORD*

Present: Joanna Francis - Chairman
Howard Rolfe
Julie Redfern
Tim Fowell
Sharon Tricerri
Sorrel Gordon-Foxwell
David Hall

Elaine Culling – Clerk
2 members of the public

Action

11/140. Apologies for Absence

Apologies were received and accepted from **Cllr Mughal**.

11/141. Declaration of Interests

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

The **Chairman** declared a personal interest in the Chapel planning application; item **11/145.Planning – UTT/2013/11/FUL**, and a prejudicial interest in item **11/144.Community Centre**.

Cllr Rolfe and **Cllr Redfern** declared themselves as District Councillors

11/142. Minutes of the Last Meetings

The **Chairman** signed the minutes of the meeting held on 12th October 2011 as a correct record of events.

11/143. 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.

One of the members of the public present wished to speak about the Chapel planning application, item **11/145.Planning – UTT/2013/11/FUL**. The following points were made

- The application falls within the Conservation Area and the garden is supposed to be for the use of the village as an area of peace.
- The houses will have extremely small gardens which will overlook the neighbouring property.
- The development will lead to more on street parking.
- A previous application to build on an adjacent garden in Carmel Street had been refused on the basis that it represented over-development, out of keeping with the open character of the Conservation Area at this point.

It was agreed to move item 11/145.Planning forward as permitted by Standing Order No. 8

11/145.Planning

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

UTT/2013/11/FUL. Proposed erection of two new dwellings

Location. Land Adjacent to Carmel Street Chapel, Carmel Street, Great Chesterford

Object – the proposal to build 2 houses represents overdevelopment of the site and the design is unsuitable for a Conservation Area. The proposal has access issues for vehicles and will inevitably lead to additional on-street parking.

TF

Cllr Redfern agreed to call this application in should officers at **UDC** be minded to approve.

JR

UTT/2086/11/AG. Farm storage

Location. 1 Field Farm Cottage, Great Chesterford

No Comment

TF

Results

UTT/1864/11/AG. Erection of agricultural building for storage

Location. 1 Field Farm Cottage, Great Chesterford

Refused

UTT/1723/11/FUL. Proposed dwelling

Location. Site r/o 5 London Road, Great Chesterford

Refused - The proposed development is unacceptable because it would result in an inadequate incongruous layout resulting in unacceptable inconvenience for occupiers, services and those making deliveries. This arrangement remains unchanged from dismissed appeal APP/C1570/A/10/2140331 and APP/C1570/A/11/2156871 and so the unacceptability of the layout for access persists. The proposal is therefore contrary to Policies GEN2 Uttlesford Local Plan adopted 2005.

UTT/1724/11/FUL. Proposed demolition of dwelling and erection of 2 no. dwellings

Location. Site r/o 5 London Road, Great Chesterford

Refused - The proposed replacement dwelling would not be compatible with the character of this part of the settlement and in particular the layout and appearance of surrounding buildings. This would result in a building that would be visually jarring in the street scene contrary to Policies S1, H3 and GEN2 of the Uttlesford Local Plan adopted 2005 and Supplementary Planning Document -Replacement Dwellings.

The proposed access for the dwelling to the rear of 5 London Road would result in noise and disturbance from vehicles that would harm the amenity of neighbouring dwellings contrary to Policies H4 and GEN2 of the Uttlesford Local Plan adopted 2005.

11/144. Community Centre – report circulated

With a prejudicial interest declared the Chairman left the meeting.

To elect a Chairman for this item

Cllr Rolfe was nominated as Chairman.

Proposed: Cllr Hall. **Seconded:** Cllr Redfern.

There were no other nominations.

Cllr Rolfe was duly elected Chairman.

Following consideration of the report circulated to resolve whether to continue, in the 2012/2013 financial year, to part fund the running costs of the Community Centre out of the precept.

Members recognised the progress that had been made in increasing usage of the Centre and in providing activities for residents to attend.

Resolved to continue to part fund the running costs of the Community Centre

If it is agreed to continue, to agree what funds will be made available and whether any restrictions will be applied.

Resolved to provide £5,000 as requested in the 2012/2013 financial year.

Clerk

Resolved to set aside a further £5,000 to be used particularly for improvements that enable the Community Centre be more marketable. This additional money will constitute a fund that can be “applied to” should the need arise. Each application to the fund will be considered on an individual basis.

Clerk

With this item complete the **Chairman** was recalled to the meeting and resumed charge.

11/146. Play Area Phase II – report circulated

To consider the options for Phase II development and agree what equipment should be installed.

Cllr Gordon-Foxwell explained that recent feedback reported a lack of equipment for toddlers. Accordingly an Activity Playhouse (cost £10,000.50) is being considered alongside a smaller Playhouse and Play Ship (combined cost £3,190).

It was agreed that the larger Activity Playhouse was too expensive, however before committing to the smaller Playhouse and Play Ship **Cllr Gordon-Foxwell** was asked to obtain a quote for ‘Talking Flowers’, along with investigating the feasibility of clearing the site and installing the equipment independently.

SGF

To review funding secured to date against funding required.

A grant of £2,930 has been secured on condition that any expenditure is 50% match funded. With only £477 left in the play equipment budget **Cllr Hall**, the **Chairman** and the **Clerk** will consider whether any surplus funds from another budget heading can be made available.

DH/JF/Clerk

11/147. Winter Salt Bag Scheme – ECC email circulated

The salt has now been delivered and both **Cllr Redfern** and the **Clerk** have placed an appeal for volunteers in the Broadsheet which is due to be delivered at the end of the month. An appeal will also be sent round the googlegroup.

JR

To allocate responsibility for organising and administering the scheme.

Cllr Rolfe agreed to oversee the scheme although it is hoped that a resident will come forward to organise and administer it.

HR

To agree what equipment needs to be purchased in order to make this scheme work and to formally approve that expenditure.

Resolved to purchase 2 spreaders and 6 shovels.

Clerk

11/148.Finance – report circulated

To consider the budget strategy for 2012/2013.

(Members should come to the meeting with any proposals for expenditure together with an estimate of the associated costs, other than recurring costs).

Items in the report were considered against the need to keep any increase in the precept to a minimum.

Resolved that **Cllr Hall**, the **Chairman** and **Clerk** draft a budget for agreement at the December meeting.

DH/JF/Clerk

To note the schedule of cheque payments/receipts since previous meeting.

Noted

11/149.ECC Corporate Vision Consultation

Following review of this document by Cllr Hall, to agree any formal response.

Resolved to submit the following response:

GCPC accepts, of course, that it has an important and ongoing role in maintaining, as far as is possible within the means available to it, the interests of those for whom it has responsibility. However, it is neither equipped or funded to provide welfare or other facilities in addition to those that it is already to some extent struggling to provide: members of GCPC volunteer substantial time and effort in order to fulfil the many tasks for which they have responsibility or which they otherwise undertake. Therefore, whilst GCPC recognises the gravity of the financial issues facing Essex County Council, for the preceding reasons it is not able to agree with the proposed vision statement, or accept additional responsibilities for the suggested delivery commitments as currently identified."

Clerk

11/150.Meeting Dates for Next Year

To consider the proposal that the Council adopt a regular meeting date, such as the 2nd Wednesday of the month, rather than remain with the current situation where meeting dates are approximately 5 weeks apart.

Resolved to adopt the 2nd Wednesday of the month as the date on which the Council meets effective from April 2012.

Clerk

To agree a date for the Annual Village meeting in 2012 (This can be any date between the 1st March and 1st June)

Resolved that this meeting will be held on Wednesday 14 March 2012.

Clerk

11/151.Great Chesterford Bowls Club

To agree whether to write a letter of support to accompany their application for funds to help build a new Club House.

Resolved that a letter of support will be provided.

Clerk

11/152. Afternoon Teas

Now that these community sessions are well established and completely self funding, to agree to hand over all responsibility for their administration to the Community Centre.

Resolved to hand over all responsibility to the Community Centre.

Clerk

11/153. Heritage Quest Centre Donation – letter circulated

Cllr Rolfe declared a prejudicial interest and left the meeting

To agree whether the £100 donation that was made towards the cost of the Saffron Walden Museum's Heritage Quest Centre can now be used towards the cost of a new basic storage facility at Newport. (Donation agreed at the meeting held on 13th December 2006)

Resolved to allow the donation to be used in this way.

Clerk

Cllr Rolfe returned to the meeting.

11/154. Matters Arising/Items for Information:

1. **11/136. The Future Airspace Strategy – 1st November 2011**

Cllr Fowell to report back following attendance

Nothing of note to report.

2. **11/78. Planning**

Cllr Redfern to report back regarding UDC's policy on tree felling in Conservation Areas.

UDC confirmed that there had been no change regarding policy on tree felling in Conservation Areas and that the recent increase in tree work was seasonal.

3. **11/85. Allotment Proposal**

Cllr Hall to report back following the circulation of this document to local landowner

Nothing to report.

DH

4. **11/86. Pilgrim Close/Rookery Close Area**

Cllr Tricerri to report on progress with establishing a Community group

Nothing to report.

ST

5. **11/65. Recreation Ground**

Flood Defences - Chairman/Clerk/Cllr Fowell to provide an update on the condition of the flood defence ditches.

Work to clear the ditches is now largely completed, with just a small amount of growth behind Hyll Close still to be removed.

Clerk/JF

Bowls Club/Scout Hut Leases – Cllr Hall to provide an update.

The terms of the leases have now been agreed with the solicitor. The next step is to have them considered by both the Bowls Club and Scout Group.

DH

The Charity Commission has noted that the Declaration of Trust does not contain a specific power of disposal. They are therefore questioning whether the Council is permitted to enter into the leases without Charity Commission approval as the leases restrict use of part of the Recreation Ground.

Cllr Hall is confident that they will agree that the land concerned is surplus to requirement

6. **10/22. Community Speed Watch**

Cllr Fowell to provide any update.

Nothing to report.

TF

7. 10/79. Matters for Further Discussion - 20mph limit

Cllr Rolfe to provide any update regarding the proposed scheme.

A meeting with the ECC Cabinet member for Highways and Transportation is being vigorously pursued.

HR

11/155.Matters for Further Discussion

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

Cllr Redfern, conscious of the importance of the village having a Neighbourhood Plan, raised the following questions:

- What exactly is required?
- How much will it cost to produce one?
- How does the Council motivate members of the village to become involved in its production?

Any potential cost will be investigated for inclusion in the draft budget.

DH/JF/Clerk

11/139.Date of Next Meeting

The next meeting of the Parish Council is to be held on Wednesday 14th December 2011 commencing at 7.30pm in the Community Centre.

Meeting Closed at 22.05pm

Signed (Chairman).....

Date: 14th December 2011