

GREAT CHESTERFORD PARISH COUNCIL

MINUTES OF A MEETING OF GREAT CHESTERFORD PARISH COUNCIL HELD ON MONDAY DECEMBER 19TH AT 7:30PM IN THE COMMUNITY CENTRE, GREAT CHESTERFORD

Present: Neil Gregory
Simon Witney
Tom Newcombe
Collette Altaparmakova
Alan Cattley – Clerk

Sharon Tricerri
David Hall
Gareth Bevens

Three members of the public.

16/194 Apologies for Absence.

Apologies were received from Julie Redfern and Matt Rowan.

16/195 Declarations of Interest

None

16/196 Planning.

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

UTT/16/3182/OP Outline application for a proposed modular new build nursery with outdoor play, suitable parking, access and landscaping with all matters reserved.

Location: Land Behind Chesterfords Community Centre Newmarket Road Great Chesterford CB10 1NS

Resolved: Strong support whilst noting that the block plan and site plan were indicative only even though this was not explicit.

The following comments and questions were raised:

Eighteen parking spaces would leave only four for visitors

The expectation was that temporary visitors could use existing Community Centre parking

The new facility would need a distinct name to distinguish it from the existing provision

There was no decision at this stage about possible allocation of outside space to the existing preschool

It was not immediately clear what space would be made available to the existing preschool inside the building; this would be outside the control of the PC with a commercial organisation.

The PC would have to consider the question of possible sub leases.

It was questioned whether it would be possible for the application to be approved by Friday; heads of terms would need to be agreed.

Considerable work would be needed to prepare the lease.

Access is a reserved matter.

It would be difficult to increase the site to the North within this permission; a separate application would be required.

Any footpath into the site from the tennis courts would need permission.

There did not appear to be any provision for disabled parking, although the CC requires them.

The garages to be moved/replaced are outside the red line.

The UDC covering letter states 31st Jan; this needs to be 31st December.

16/197 Preschool.

Points raised in discussion included:
There was a likelihood of considerable expense, which may not be within the PC’s budgets
Were services to be provided into the site or to the boundary?
Sewerage provision would probably need to be upgraded
The PC could grant the right to lay services.
Services and legal work could cost £20k
Rent has not yet been established or discussed.
The PC might choose to waive the rent premium and/or not insist on rent in advance.

16/198 Highways.

There had been no progress in establishing a dialogue with the Medical Practice and informal contact had suggested that this was unlikely to change.
The clerk was asked to contact UDC for more information about their decision not to pursue enforcement.
The School had expressed concern about the parking problems at the ends of the school day and were taking steps to help mitigate them.
Cllr. Bevens had contacted the Police and Stagecoach, the latter being keen to help.

16/199 Community Centre.

To consider funding request for 2017-18
All present expressed support for the principle of subsidising the CC, although some felt that the current arrangement represented a disproportionate amount of subsidy to the preschool rather than the whole community.
It was suggested that an analysis of the financial implications of the preschool’s move from the CC would be useful, as would an investigation of possible external sources of funds.
In view of the likelihood of the future requirements of the Centre changing, it was resolved by a majority vote to grant £8000 for the coming financial year, this sum to be reviewed next year.

16/200 Finance.

The receipts and payments were noted without comment.

[Cllr. Bevens left the meeting at 9:15pm]

The requirements for next year’s budget were discussed.
It was decided that a reserve would be required for likely costs associated with the Local Plan.
The clerk will liaise with Cllrs.Hall and Gregory to produce a draft budget for consideration at the January meeting.

16/201 Date of Next Meeting.

The next meeting of the Parish Council is to be held on Wednesday 11th January 2017 at 7:30 in the Community Centre.

The meeting closed at 9:45pm

Signed (Chairman).....

Date: 11th January 2017

