

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 13th March 2017

Present: Cllrs Ginny Barlow, Stuart Hepburn, Michael Knight, Robert Mackley (chairman), Declan Tiernan and the Clerk Allison Ward

District Cllr Keith Artus (leaving after agenda item 8)

3 members of the public (leaving after agenda item 8)

1. APOLOGIES FOR ABSENCE were received from Cllr Easter and Cllr Jewell and accepted by the Parish Council.
2. DECLARATION OF INTERESTS FOR THIS MEETING – None.
3. PUBLIC FORUM

Residents in attendance asked questions and exchanged comments relating to the planning application UTT/17/0462/FUL, for the 'construction of 4 dayrooms for existing approved travellers site'. It was confirmed from the information available that the original traveller site at Tandans has been split into two sites; one with permission for 1 pitch and the second site under new ownership and with permission for 4 pitches. This new application for dayrooms is in relation to the larger site. There was some clarity on Parish Council responsibilities for planning where it was confirmed that Cllr Barlow and Cllr Jewell take the lead in reviewing planning matters in advance of meetings.

4. The MINUTES OF THE PARISH COUNCIL MEETING 13th February 2017, were proposed by Cllr Hepburn as a true and correct record, this was seconded by Cllr Knight with all in agreement; the Vice Chairman signed the minutes.
5. DISTRICT AND COUNTY COUNCILLORS REPORT

District Cllr Artus reported on the Uttlesford Local Plan and confirmed the number of new homes over the plan period continues to increase. Uttlesford is looking at a 2 or 3 settlement solution and a number of possible options are being considered. Further consultations are expected towards the mid end of 2017.

District Cllr Artus was thanked for his support regarding the Parish Councils attempts to get Uttlesford planning to take action against the unauthorised developments at Haydens End; Uttlesford continue to see this as a low priority enforcement issue.

Cllr Mackley proposed to bring forward item 8 planning; there were no objections.

8. PLANNING

Cllr Tiernan arrives

8.1. Applications for decision

Application No	UTT/17/0462/FUL
Development	'Construction of 4 Dayrooms for existing approved Travellers Site'
Location	Site adjacent to Tandans, Canfield Drive

Cllr Barlow opened the discussion and summarised the current situation with reference to the government Good Practice on Designing Gypsy and Traveller sites. It was noted there is limited information in relation to site plans submitted by the applicant and this makes it very difficult for the Parish Council to make an informed decision.

The Parish Council is concerned that the site may be sold or sub-let to non-travellers and this would be in breach of its original permissions. The Clerk was asked to write to Uttlesford asking for confirmation of the process Uttlesford follow to ensure authorised private traveller sites continue to be used solely by individuals with traveller status and that developers are not able to sublet or sell units to individuals with non-traveller status.

Signed
 Stuart Hepburn (Vice Chairman Parish Council)

Cllr Barlow proposed that the Parish Council objects to this application for the reasons stated below, this was seconded by Cllr Mackley with all in agreement.

- a. Insufficient documentation submitted with the application to allow full consideration to be given, including no Design and Access statement, no up to date site/block plan. Should this information be made available the Parish Council reserves the right to reconsider its decision and submit additional comments.
- b. Unsuitable site access via a single track, private lane. The Parish Council is concerned that the potential size of the mobile homes and dayrooms would result in a substantial increase in traffic movement compared to smaller pitches.
- c. Policy S7 of the Uttlesford Local Plan states the countryside will be protected for its own sake and that permission will only be given for development that needs to take place or is appropriate to a rural area. The Parish Council is of the view that permanent buildings of the size proposed in this application are not appropriate to the rural setting and therefore contrary to policy S7.

Cllr Knight proposed that the Parish Council asks District Cllr Artus to call this application in to the Planning Committee for decision, should the planning officers be mindful to approve planning permission. The reasons for this request being, overdevelopment of the site, inappropriate development in the countryside and neighbour impact. This was seconded by Cllr Barlow with all in agreement. The Clerk was asked to write to District Cllr Artus with this request.

Application No	UTT/17/0301/FUL
Development	Demolition of existing redundant agricultural storage/office building and the erection of a new dwelling, provision of driveway, parking spaces, private open space, landscaping and boundary treatment.
Location	Land adj to Barbury Cottage

After discussion, Cllr Barlow proposed that the Parish Council has no comment on this application, this was seconded by Cllr Hepburn with all in agreement

Application No	UTT/17/0613/PAP3Q
Development	Prior notification of change of use of agricultural building to 1 no. dwelling
Location	Barn at Fann Farm, Great Canfield Road

The above application is a permitted development application in accordance with Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q. As such it is not open to general comment.

8.2. Decisions – None

8.3. Haydens End – Following on from the comments in agenda item 5, District Cllr Artus suggested the Parish Council may wish to consider making a statement about its issues with lack of enforcement, at the start of Uttlesford District Council Cabinet meetings.

6. PROGRESS UPDATE

6.1. The village litter pick took place on Saturday 4th March and as a result of the support of residents it was possible to cover the whole village. In excess of 16 bags of rubbish were collected, this is in addition to the efforts of those who regularly collect litter from the verges. The Parish Council is very grateful for the support of all residents.

6.2. Cllr Knight confirmed he will put up the new duck signs by the ponds at Green Street.

7. CORRESPONDENCE TO NOTE

7.1. Hatfield Broad Oak Parish Council have confirmed their support to Great Canfields concerns with the Revised Waste Local Plan Consultation and a copy of their response was circulated to the Parish Council. In addition, they have indicated their support to engage planning consultants in advance of any planning application. The Clerk

Signed
Stuart Hepburn (Vice Chairman Parish Council)

was asked to chase a response from County Council Susan Barker to the concerns that decisions are being made by elected members without complete or accurate information

7.2. The Clerk has not received any additional communication following the request asking residents for views on installing defibrillators in the village, Cllr Hepburn confirmed a conversation had taken place with a resident who had offered to help with the monitoring. After discussion the Clerk was asked to contact Ashfields who had suggested they would be willing to assist and to ask if they are would 'host' the equipment and manage the ongoing monitoring and maintenance. Cllr Mackley proposed that if Ashfields are willing to 'host' the defibrillator the Parish Council makes a one off grant of £750 to cover approximately 75% of the estimated capital cost, Ashfields would be required to cover all running and replacement costs, this was seconded by Cllr Knight with all in agreement. The Clerk was asked to contact Ashfields.

7.3. The Clerk has not received any communication following the request asking residents if they use the services of Uttlesford Community Travel. Given this the Parish Council agreed not to make a donation.

7.4. The Parish Council noted the correspondence from the Friends of the Flitch Way, which included the Flitch Way Management Plan. This has been put together to support the designation of the Flitch Way as a Local Nature Reserve by Essex County Council Country Parks. Further information will be available as the process continues.

9. HATFIELD BROAD OAK PARISH COUNCIL – SPEED REDUCTION B183

The Parish Council agreed to fully support the submission to the Uttlesford Highway Panel from Hatfield Broad Oak Parish Council asking for consideration to be given to reducing the speed limit on the B183, to providing signage to warn of dangerous bends at Greenhill and to provide signage at the highways joining the B183 stating they are unsuitable for heavy traffic

The Clerk was asked to send a letter of support direct to Uttlesford Highways Panel, copy to Hatfield Broad Oak Parish Council.

10. HOPE END NOTICE BOARD

A discussion took place on whether to return the notice board to the hamlet at Hope End. Cllr Mackley suggested the notice board be positioned on the opposite verge to previously, removing the issue of poor sight lines when it is in situ; this will still be positioned on Parish Council land. The Clerk was asked to write to the residents adjacent to the proposed site with this suggestion and asking for their views before a final decision is made.

11. REPRESENTATIVES REPORTS

11.1 Footpaths, Byways, Bridleways and Greens – The Clerk was asked to look into the legislation re stiles and disabled access and report to the Parish Council.

11.2 Highways/Road Safety

11.2.1 The Clerk was asked to chase County Cllr Susan Barker for an update on when the damaged railings at the junction of Green Street and Canfield Road will be repaired.

11.2.2 The Parish Council is grateful for the efforts of High Roding Parish Council in pressurising Essex Highways to consider resolving the long running issues of flooding on the B183.

11.2.3 Cllr Hepburn commented on the pot holes close to Bury Farm, Church End. The Clerk was asked to report and to ask Essex Highways when Great Canfield is scheduled for highway surface dressing.

11.3 Crime Prevention/Neighbourhood Watch – Nothing to report.

11.4 Tree Warden – Nothing to report.

12 FINANCE

12.1 Cheques for Approval

<i>PAYMENT TO</i>	<i>VALUE</i>
Allison Ward - Parish Clerk February 2017	£ 168.49

13. ITEMS FOR THE NEXT AGENDA - Draft Annual Accounts

14. DATE OF NEXT MEETING Tuesday 4th April 2017 at 8pm in the village hall.

TIME AND CLOSE OF MEETING 9.50pm