

GREAT CANFIELD PARISH COUNCIL

Clerk to the Council – Allison Ward

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Councillors are hereby summoned to attend the **Ordinary Meeting** of Great Canfield Parish Council which will be held at Great Canfield Village Hall on **Monday 11th September 2017** for the purpose of transacting the business set out on the agenda below.

SIGNED (CLERK):

DATE 6th September 2017

THE PRESS & PUBLIC ARE CORDIALLY INVITED TO ATTEND

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF INTERESTS FOR THIS MEETING, Disclosable Pecuniary, Other Pecuniary or Non-Pecuniary Interests.
3. PUBLIC FORUM – There will be 15 minutes available for the Public to speak on Parish Council matters or any issue of local concern.
4. MINUTES of the ORDINARY PARISH COUNCIL MEETING 10th July 2017 for approval and signature.
5. DISTRICT AND COUNTY COUNCILLORS REPORT.
6. PROGRESS UPDATE
 - 6.1. The defibrillator and external box have been received, Clerk to liaise with Ashfields and notify insurance company.
 - 6.2. Hope End Noticeboard – Cllr Easter and Cllr Knight have put the notice board back at Hope End. Unfortunately, we are not able to locate the keys, the Clerk is on the case!
 - 6.3. In line with the decisions made at the July Parish Council meeting, the Clerk has responded to the Local Plan Consultation and to Uttlesford on the Scoping Opinion for the increase in passenger numbers at Stansted Airport.
7. CORRESPONDENCE TO NOTE
 - 7.1. Invitation from MAGs to attend a Parish Council Forum to discuss the forthcoming planning application to increase passenger numbers to 44.9m at Stansted Airport. Dates are as follows,
 - Tuesday 10 October, 1500 to 1630
 - Wednesday 11 October, 1500 to 1630
 - Wednesday 11 October, 1700 to 1830Parish Council to consider who is available to attend and any issues it may wish to raise, these are required to be submitted in advance of the meeting.
 - 7.2. Carriageway patching will take place along Green Street, this will require a road closure which following issues for local farmers has been moved to 16th – 27th October.
 - 7.3. Parish Council invited to EALC Annual General Meeting 2017 and Essex County Council and EALC Joint Conference 2017, to be held on 19th September, 11-4.15pm at Foakes Hall, Dunmow.
8. PLANNING
 - 8.1. Applications for decision

Application No	UTT/17/2383/FUL
Development	Variation of plans condition on planning permission UTT/15/1732/FUL (erection of 7 no. dwellings) as amended by UTT/17/0449/NMA - amendments to approved plans
Location	Canfield Nursery, Bullocks Lane

Application No Development	UTT/17/2408/HHF Raising of roof to main dwelling and garage outbuilding to create first floors, new external cladding and windows to both buildings. Two storey front and single storey side extensions to main dwelling.
Location	Twin Pines, Canfield Drive

See appendix 1 for additional planning applications received since the last Parish Council meeting, where the closing date for comments has expired.

8.2. Decisions – Please see Appendix 1 for the list of decisions since the July Parish Council meeting.

8.3. Pre application information has been forwarded to the Parish Council in relation to a new waste depot to be situated beyond the Banana Depot at the top of High Cross Lane, adjacent to the B1256 and north of the Flich Way. This would be a relocation of the existing depot in New Street, Great Dunmow. Parish Council to consider any response to the Agent in advance of a planning application.

9. VILLAGE DESIGN STATEMENT

Great Canfield’s Village Design Statement (VDS) was adopted by Uttlesford District Council as ‘Supplementary Planning Guidance’ in 2010. The policies and guidelines set out in the VDS are taken into account as material planning considerations when planning applications from the parish are being determined; Uttlesford draft Local Plan 2017 proposes to retain the VDS as ‘Supplementary Planning Guidance’. With changes in planning legislation and time the VDS is in need of updating. Parish Council to consider the process for doing this.

10. ASSETS OF COMMUNITY VALUE

Legislation requires Assets of Community Value, defined as ‘*land deemed to be of community value is land in current community use which it is realistic to think there will continue to be a use which furthers social wellbeing and interests, or for land in community use in the recent past it is realistic to think that there will be community use within the next 5 years*’, to be re-nominated every 5 years. The Parish Council nominated the village hall, cricket ground and the village green at Church End in December 2012, these are therefore due for renewal, assuming they remain valid. Uttlesford has asked that no new assets are nominated at this stage. To note the land at Church End is common land and not village green. Parish Council to consider whether to re-nominate the three current assets.

11. REPRESENTATIVES REPORTS:- to include

11.1. Footpaths, Byways, Bridleways and Greens –

11.2. Highways/Road Safety, overgrown hedges, including correspondence from resident at Hope End.

11.3. Crime Prevention/Neighbourhood Watch

11.4. Tree Warden

12. FINANCE

12.1. Cheques for Approval

PAYMENT TO	VALUE
Allison Ward - Parish Clerk July and August 2017	£ 330.59

13. ITEMS FOR THE NEXT AGENDA

14. DATE OF NEXT MEETING Monday 9th October 2017

15. TIME AND CLOSE OF MEETING

ADDITIONAL PLANNING APPLICATIONS

The following applications were issued by Uttlesford District Council since the last Parish Council Meeting. Closing dates have now passed, the Parish Council considered that it was not necessary to call an Extraordinary Meeting to consider these and no comments were therefore submitted.

Application No UTT/17/2100/FUL
Development Application to remove condition 8 from UTT/16/1881/FUL to allow parking provisions to be constructed 'locally' to each phase/building construction group
Location Bullocks Farm, Bullocks Lane

Application No UTT/17/2062/FUL
Development Proposed erection of 2 no. agricultural buildings
Location Lake View Farm

Application No UTT/17/2068/CLE
Development Certificate of lawfulness for the existing use of The Lodge as a separate dwelling
Location 4 Ashfields Farm, Cuckoos Lane

Application No UTT/17/1557/FUL
Development Demolition of existing dwelling and outbuildings. Erection of replacement detached dwelling with cart lodge.
Location Newcroft, Canfield Road

The Clerk was asked to contact Uttlesford for confirmation that this application for a replacement dwelling at Newcroft was valid, as Cllrs were concerned that the buildings on the site had not been inhabited in recent years. Consideration is being given to this in determining the application, however it should be noted planning permission for the 'erection of a prefabricated building for use as a dwelling' was given in 1983.

DECISIONS

The following applications were decided by Uttlesford between 10th July and 6th September.

Application No UTT/17/1464/HHF
Development Proposed demolition of lean to and existing garages and erection of single storey extension, replacement garages and erection of new Porch to front entrance
Location Rodingland Marsh Farm Lane
Decision Conditional Approval

Application No UTT/17/1651/HHF
Development Single storey side extension and raise roof line of existing storeroom
Location Lime Tree Lodge
Decision Conditional Approval

Application No UTT/17/1749/HHF & UTT/17/1750/LB
Development Retention of additional window to rear elevation
Location The Steadings Fanns Farm, Great Canfield Road
Decision Conditional Approval

Application No UTT/17/1771/HHF & UTT/17/1772/LB
Development Demolition of existing greenhouse bases and shed/garage. Conversion of barn to residential annexe. Erection of 2 bay garage with first floor home study/office. Demolitions and alterations to existing brick and flint garden wall and new driveway layout. Retrospective application for installation of sewage treatment plant
Location Green Easter, Cuckoo Lane
Decision Conditional Approval

Application No UTT/17/2159/CLP
Development Proposed Outbuilding
Location Thriftwood, Bacon End Road
Decision Approved Certificate of Lawful Development

Application No UTT/17/1124/FUL
Development Section 73A Retrospective application for erection of building for stables and associated storage of competition cart and field maintenance machinery, hay store, wash room and feed store
Location Haydens End, Green Street
Decision Refused

The above planning application which was deferred by the Planning Committee on 5th July, was re-considered and a decision made at the Planning Committee meeting on 30th August, the Parish Council made no verbal statement at this meeting.