

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 10th April 2016

Present: Cllrs Ginny Barlow, Stuart Hepburn (Chairman), Jenny Jewell, Michael Knight, Declan Tiernan and the Clerk Allison Ward

6 residents (4 leaving after agenda item 7)

1. APOLOGIES FOR ABSENCE were received from Cllr Chris Easter and Cllr Robert Mackley and accepted by the Parish Council.
2. DECLARATION OF INTERESTS FOR THIS MEETING – None.
3. PUBLIC FORUM – Nothing raised.
4. MINUTES OF THE PARISH COUNCIL MEETING 14th March 2016, the Clerk had amended the draft version, item 13.4.1 as the tree referred to is a chestnut tree and not an oak tree. Cllr Hepburn proposed that the minutes be accepted as a true and correct record, this was seconded by Cllr Knight with all in favour; the Vice Chairman signed the minutes.
5. DISTRICT AND COUNTY COUNCILLORS REPORT – None.
6. ESSEX COUNTY COUNCIL JOINT WASTE LOCAL PLAN CONSULTATION

The Minerals and Crumps Farm Advisory Committee were in attendance and opened the discussion to consider the Parish Councils submission to the Planning Inspector for The Replacement Waste Local Plan – Re Submission Draft document, (RWLP).

The Advisory Committee began by stating that in their opinion the key argument is the RWLP is not legal in so far as it appears to ignore conditions set out in the Minerals Plan which was approved by the Secretary of State and adopted by Essex County Council in 2014. This Plan included a condition that extraction of minerals from the two sites in Bullocks Lane, L(n)7R and L(n)8R could not commence until the main Crumps Farm site was fully restored - which is not expected until around 2030. The RWLP states that waste disposal at L(n)8R will commence ‘upon adoption of the RWLP’ and waste disposal at L(n)7R will commence ‘in 5 to 10 years’.

Cllr Hepburn asked about the proximity of site L(n)8R to residential properties given this site is identified for hazardous waste. The Advisory Committee suggest the site is less than the required 250m from properties at Hope End which is contrary to policy 2 in the RWLP; it was noted that planning approval had recently been given for additional homes at the Canfield Nursery site. The Parish Council share the committees view that this site being in a residential area is unsuitable for hazardous waste. Furthermore, given the expectation that minerals will only be extracted to depth of 2ft, it is the view of the Committee that this is too shallow for the safe dumping of hazardous waste and any ‘landraising’ is contrary to policy 13 in the RWLP.

The Parish Council asked about the appeal process and the Committee confirmed that it is their view that these matters are of such importance to the residents affected, that they would be requesting the opportunity to attend the public examination to express views to the inspector directly and not to accept a written response.

The Committee confirmed they had met with County Cllr Susan Baker to discuss and enlist her support with Great Canfields concerns in particular the apparent approach to disregard the conditions set out in the Minerals Plan, a response is pending.

Takeley Parish Council (TPC) had notified Great Canfield Parish Council of their intention to challenge the soundness and legality of the RWLP in particular that it fails to recognise proposed further development of Priors Green and underplays the environmental consequences on the River Roding and Bluebell Wood. The Advisory

Signed

Stuart Hepburn (Vice Chairman Parish Council)

Committee confirmed they are sharing their views with TPC and added that it was important to also ask residents if they could respond directly. It was recognised by the Committee and the Parish Council that the form for responding is not easy to understand and the documents involved are complex. The Clerk was asked to issue an email to residents with guidance notes on completion and highlighting the key points discussed above, adding the point highlighted by TPC that the RWLP does not consider the environmental impact on the River Roding and Runnels Hey Bluebell Wood (ancient woodland).

Cllr Hepburn proposed that the Parish Council gives full support to the Advisory Committee to submit a response based on the points discussed on behalf of the Parish Council, this was second by Cllr Tiernan with all in favour. Cllr Hepburn proposed a vote of thanks to the Advisory Committee for all their time and efforts on considering this and previous consultations, this was unanimously supported.

7. CANFIELD NURSERY

The Parish Council received a formal offer from the new owners of the Canfield Nursery site to renegotiate the Easement to allow access for 15 dwellings on the site; current Easement restricts access to 7 dwellings. The offer for renegotiation is a fee of £40,000 plus an agreement that the land between Lime Tree Cottage and Ashcroft will not be built on in the future with the upkeep the responsibility of the developer.

This item was opened to public discussion and the views of residents were welcomed. These are summarised as follows,

- i. The Planning Officers report stated it was exceptional circumstances that permitted the original 7 dwellings as the site needed sorting out
- ii. This is an area of open countryside and we should not give everything away just because there is a demand for additional housing, this site is not identified in the Local Plan for development.
- iii. Take the additional money, if not they will just use the other single access and then the village will lose out.
- iv. There are currently 17 homes in the whole of Hope End and I cannot see how an additional 15 homes is in keeping with the area.
- v. In previous Parish Council meetings and public discussions, it was agreed this was a one-off development and 7 homes was the most that would be acceptable to the residents.
- vi. If planning permission was given for 15 homes then having two entrances would be better for existing residents of Hope End as it would spread the additional traffic.

The Parish Council asked residents present if at this stage it was their primary wish to see the site increase from the 7 approved dwellings and for the Parish Council to renegotiate and accept the additional funds. It was the view of the meeting and from discussions that had taken place outside of the meeting that this was not the primary wish of residents, but if Uttlesford did give permission they would want the Parish Council to consider amending the easement to allow the second access to be used as this would spread the increased traffic.

Cllr Hepburn proposed that the Parish Council does not renegotiate the easement or support any further development on the site, other than that approved in planning application UTT/15/1732/FUL. This was seconded by Cllr Tiernan with all in favour.

Cllr Barlow confirmed a meeting is planned for 11th April with legal advisors in the City of London. The aim of the meeting is to gain their expert opinion on the Easement, specifically the restrictive covenant limiting the development of the site to 7 dwellings and to obtain their views on how best to progress; Cllr Barlow will attend in person and the Clerk will join in on a phone conference. Cllr Barlow confirmed the expected cost of the meeting is £1,250+vat.

The Clerk and Cllr Barlow were asked to prepare a response to the Agent (content to be approved by Cllrs via email) stating the decision of the Parish Council not to renegotiate the easement and considering the advice received from the lawyers, by the deadline of 15th April. The Clerk and Cllr Barlow were asked to issue further correspondence to the parties involved in the Easement including the Parish Council Solicitors, as necessary following the meeting with the legal advisors.

Signed
Stuart Hepburn (Vice Chairman Parish Council)

4 residents leave

8. PROGRESS UPDATE – Nothing to report

9. CORRESPONDENCE TO NOTE

9.1. The next SSE Town and Parish Council Liaison meeting will be on Tuesday 19th April at 8pm at The Station House, Takeley; any Cllrs wishing to attend are welcome.

9.2. A resident at Church End had responded to the concerns with damages to the verges caused by building works and confirmed that work to repair the verges will be carried out as soon as the weather permits; it was noted that damage is also caused by those attending the church and other users due to the narrow width of the road.

10. PLANNING

10.1. Applications

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| Application No | UTT/16/0584/LB |
| Development | Proposed ground floor extension and alterations to rear utility room and rear first floor dormer window |
| Location | Keepers Cottage 3 Ashfields Farm |

Uttlesford has given conditional approval for the planning application for this development, this is an additional application for listed building consent as whilst the property is not listed in its own right, it adjoins Ashfields Farm which is a listed building.

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| Application No | UTT/16/0761/HHF & UTT/16/0762/LB |
| Development | Proposed demolition of existing gable end extension and flue. Erection of single storey extension. |
| Location | Turnberry Cottage, Bacon End |

Cllr Barlow proposed that the Parish Council makes no comment on this application, this was seconded by Cllr Hepburn with all in favour.

10.2 Decisions

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| Application No | UTT/16/0082/HHF |
| Development | Proposed ground floor extension and alterations to rear utility room and rear first floor dormer window |
| Location | Keepers Cottage 3 Ashfields Farm |
| Decision | Conditional Approval |

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| Application No | UTT/16/0111/OP |
| Development | Outline application, with all matters reserved, for the erection of 1 no. dwelling |
| Location | Land Adj. Hellmans Cottage Green Street |
| Decision | Refuse |

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|----------------|-------------------------------|
| Application No | UTT/16/0131/HHF |
| Development | Proposed two storey extension |
| Location | Bacon End Farm Bacon End Road |
| Decision | Conditional Approval |

10.3 Uttlesford confirmed an enforcement notice has been served on Haydens Cottage to remove the stable block, this will take effect from end of April assuming no appeal is submitted; the owner then has 3 months to remove the structure and rubble from the site.

Signed
Stuart Hepburn (Vice Chairman Parish Council)

10.4 Local Plan - The Parish Council submitted minor amendments to the detail in the assessments of sites in Great Canfield. District Cllr Artus responded to the question on the lack of public consultation in the current stage of the Local Plan and confirmed there will be an opportunity to comment at the next stage of the consultation. However, he raised his concern that this will not be given the weight it deserves and suggested the Parish Council compiles its comments and reasoning now and sends it to Uttlesford regardless of any official timetable or process. The Parish Council considered this and agreed not to submit any further comment at this stage and to wait for the consultation process.

11. ANNUAL ACCOUNTS

The Clerk presented the draft accounts for consideration. The financial year shows a net gain for the year of £48,823.24, this includes the Easement and donations from the Gladman appeal where a decision on whether to return all or part of the monies received is pending a decision on the cost appeal; the closing cash balance is £55,746.27. Cllrs were asked to raise any questions in advance of the next meeting.

12. REPRESENTATIVES REPORTS

- 12.1 Footpaths, Byways, Bridleways and Greens - Cllr Jewell commented on a no through road sign that was in place in Felsted on a public byway, Clerk to include information in the Great Canfield request for Bullocks Lane.
- 12.2 Highways/Road Safety
- 12.2.1 Clerk is chasing the outstanding issues and will update at the next meeting.
- 12.2.2 Clerk was asked to contact Highways re the change to light sequencing at the M11 roundabout. This is causing delays for traffic coming from the A120 Takeley/Great Canfield.
- 12.3 Crime Prevention/Neighbourhood Watch – Nothing to report
- 12.4 Tree Warden – Nothing to report

13 FINANCE

13.1 Cheques for Approval

| <i>PAYMENT TO</i> | <i>VALUE</i> |
|---|---------------------|
| Allison Ward - Parish Clerk March 2016 | £166.91 |
| Essex Association of Local Councils – Annual Subscription | £127.48 |
| Stop Stansted Expansion – Annual Subscription | £50.00 |

14 ITEMS FOR THE NEXT AGENDA – Annual Return approval

- 15 DATE OF NEXT MEETING Monday 9th May 2016 immediately following the Annual Village Meeting which starts at 8pm in the village hall.

TIME AND CLOSE OF MEETING 9.35pm

Allison Ward
Parish Clerk 01245 231798

Signed
 Stuart Hepburn (Vice Chairman Parish Council)