

**GREAT CANFIELD PARISH COUNCIL**  
**MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL**  
 held in the Village Hall Monday 10<sup>th</sup> June 2019

Present: Cllrs, Ginny Barlow, Chris Easter, Jenny Jewell, Michael Knight, Robert Mackley (chairman) and the Clerk Allison Ward

1 Member of the public

1. APOLOGIES FOR ABSENCE were received from Cllr Keir Donald and Cllr Stuart Hepburn and accepted by the Parish Council.
2. DECLARATION OF INTERESTS FOR THIS MEETING – Cllr Jewell declared a non-pecuniary interest in agenda item 11.1.2 as the owner of the land where byway 3 is located.
3. PUBLIC FORUM

A resident addressed the meeting and reiterated their concerns with the increase in the volume of traffic using Bacon End and particularly the HGVs; they went on to ask what the Parish Council could do to help. Cllr Mackley confirmed this issue has been ongoing for a number of years and Essex Highways have refused to consider reducing the speed limit from 60mph to 30mph as Bacon End does not meet the criteria for doing so. It remains the opinion of the Parish Council that if the speed limit was reduced it would ensure those using sat nav were not directed down Bacon End as the fastest route. The Parish Council has put in various requests for additional HGV signage and quiet lanes, the Clerk will contact Essex Highways for an update and request the results of the last Bacon End speed survey in November 2018. Cllrs also confirmed they would speak to the owners of the straw business to see if it was possible for agricultural vehicles to take extra care through the hamlet.

The Chairman proposed moving agenda item 7.3 to this point in the meeting as one of the application sites has an implication on traffic on the local roads. There were no objections.

- 7.3 There are two separate planning applications for a waste vehicle depot to replace the current facility in New Street Dunmow. The first is UTT/19/1166/OP and is in the same location in Little Canfield that was previously refused by Uttlesford, it includes up to 4.6ha of employment land comprising business, general industrial and storage and distribution uses. The second application UTT/19/1219/FUL is as per the public consultation in March 2019 and is located on land East of Braintree Road (B1256) Dunmow; this site also proposes classic car storage and restoration business, flexible office space, enhanced public open space, cycle and pedestrian uses and associated development.

Cllr Barlow proposed that the Parish Council objects (as previously) to UTT/19/1166/OP as it remains extremely concerned with the potential impact on the local highway network in particular the increase in traffic using single track lanes which lead from the site to High Cross Lane, through Great Canfield and beyond. This was seconded by Cllr Jewell with all in agreement. Cllr Barlow went on to propose that the Parish Council fully supports the site proposed in application UTT/19/1219/FUL which would avoid the issues with traffic using local villages, would avoid compromising adjoining heritage assets and would also bring significant community benefits by enhancing the existing open space. This was seconded by Cllr Jewell with all in agreement. The Parish Council understand Uttlesford will consider both applications at the same Planning Committee meeting.

*1 resident leaves the meeting.*

4. The MINUTES OF THE ANNUAL PARISH COUNCIL MEETING 8<sup>th</sup> May 2019, were proposed by Cllr Mackley as a true and correct record, this was seconded by Cllr Easter with all in agreement; the Chairman signed the minutes.
5. COUNTY AND DISTRICT CLLRS REPORT – District Cllrs Geof Driscoll and Neil Reeve sent apologies to the meeting, the Clerk read the following report that had been submitted by Cllr Reeve.

The first month of the of the new Council has passed very quickly, and has been occupied with organising the new Council (portfolio and committee positions), and with training and onboarding the many new Councillors. There is an ongoing process to prioritise the initiatives that the new Council wishes to pursue. It is also intended that this will increasingly

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 Robert Mackley (Chairman Parish Council)

involve the Parish and Town Councils. The two major issues are how to proceed with the unfinished business of the Local Plan and Airport.

You may be aware that Ward Councillors can allocate £2,000 per annum in their Ward to community projects and/or good causes. For example, to the Parish Council for a specific project/activity; a voluntary organisation or local charity; community organisations (e.g. Village Hall); sports or social club; etc. Please let us know if you have ideas? No promises.

I keenly await the result of the Gladman Appeal. A lot of good work seems to have gone into that.

Reminder: Geof Driscoll and/or Neil Reeve attend a Monday surgery (not Bank Holidays) at The Duke's Head in Hatfield Broad Oak. Some people have come to these. Geof and I are to consider a second location and timing. Ideas would be welcome. Contact: [cllrreeve@uttlesford.gov.uk](mailto:cllrreeve@uttlesford.gov.uk) 07805508568 and [cllrdriscoll@uttlesford.gov.uk](mailto:cllrdriscoll@uttlesford.gov.uk) 07921781037

## 6. PROGRESS UPDATE & CORRESPONDENCE TO NOTE

6.1. The Clerk is chasing the sign writer who was going to repaint the village sign.

6.2. A letter has been received from Kemi Badenoch outlining the government funding available for the refurbishment of village halls. The minimum project cost is £50k+, with the maximum grant application being 20% of the project cost. As the letter specifically mentions Great Canfield village hall as one group who have lobbied our MP for support, the Clerk was asked to respond to Kemi outlining the difficulty in small parishes managing projects of +£50k, both in terms of the overall funding sources and the volunteer project resource.

6.3 District Cllr Gerard is the new 'Portfolio Holder for Residents & Community Partnerships; Police & Emergency Services'. As requested, Cllr Mackley suggested inviting Cllr Gerard to a Parish Council meeting to share ideas and to hear views and issues.

6.4 An additional quote was obtained for the Parish Council insurance of £344.74, as Zurich was the lower quote at £319.85 this has been accepted and the policy renewed from 1<sup>st</sup> June 2019.

## 7. PLANNING

### 7.1. Applications

|                |   |
|----------------|---|
| Application No | UTT/19/1067/OP  |
| Development    | Outline application, with all matters reserved except for access, for the erection of 4 no. dwelling houses |
| Location       | Land North of Lavenhams, Great Canfield Road  |

Cllr Barlow proposed that the Parish Council objects to this application for the following reasons.

- Uttlesford concluded the site was '*unsuitable as development on the site would not contribute to sustainable patterns of development*' in the SLAA 2018. It is therefore not included in the emerging Local Plan, neither was it allocated in the current Local Plan.
- Impact on the adjoining listed building which would be fully enclosed by the development, removing its relationship with the surrounding open countryside.
- A new access would be created on Canfield Road and its position raises highway safety issues with close proximity to the triangle and bend in the road.
- The application would require the removal of hedgerow and increase traffic on the protected lane network which starts close to the south of the site.
- The application does not consider the Village Design Statement which seeks to protect the rural setting of Hope End.

This was seconded by Cllr Jewell with all in agreement.

|                |  |
|----------------|--|
| Application No | UTT/19/1289/HHF  |
| Development    | Single storey front extension (to replace previously approved dormer window and porch enclosure under application UTT/17/1696/HHF) |
| Location       | Stable Cottage, Ashfields Farm, Cuckoo Lane  |

Cllr Knight proposed no objection, this was seconded by Cllr Jewell with all in agreement.

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Application No            UTT/19/1201/HHF & UTT/19/1202/LB  
 Development            Conversion of existing garden store (Amendment to approved UTT/18/2530/HHF)  
 Location                 The Maltings, Church End

Cllr Mackley proposed no objection, this was seconded by Cllr Jewell with all in agreement.

The following application is submitted under permitted development and is not open to general comment.

Application No            UTT/19/1114/PAP3  
 Development            Prior Notification of change of use of from storage or distribution building (Class B8) to 2  
    no. Dwelling houses  
 Location                 The Apple Store Bacon End Road

## 7.2 Decision

Application No            UTT/19/0487/HHF & UTT/19/0488/LB  
 Development            Erection of single storey rear extension  
 Location                 The Rear Barn, Bacon End  
 Decision                 Withdrawn

Application No            UTT/19/0543/FUL  
 Development            Demolition of existing barn and erection of 1 no. dwelling  
 Location                 Barn Rear of Canfield Nursery Bullocks Lane  
 Decision                 Withdrawn

Application No            UTT/19/0631/FUL  
 Development            Static residential unit for stockman (renewal of planning permission UTT/16/0629/FUL in  
    order to retain the residential unit for a further three years)  
 Location                 Lake View Farm, Fitzjohns Lane  
 Decision                 Refused

Application No            UTT/19/1114/PAP3  
 Development            Prior Notification of change of use of from storage or distribution building (Class B8) to 2  
    no. Dwelling houses  
 Location                 The Apple Store Bacon End Road  
 Decision                 Prior notification not required

Application No            UTT/19/0969/HHF  
 Development            Single Storey Rear Extension to Garage  
 Location                 Pulleyns, Green Street  
 Decision                 Conditional Approval

## 7.3 Item brought forward in the agenda.

7.4 The Planning Committee of 5<sup>th</sup> June approved a minor application UTT/17/2100/FUL for a change in one of the conditions relating to the development of the redundant farm buildings at Bullocks Farm. The application was to *'remove condition 8 from UTT/16/1881/FUL to allow parking provisions to be constructed 'locally' to each phase/building construction group.'*

7.5 The Parish Council agreed not to write Uttlesford in support of a letter Great Dunmow Town Council had sent asking the newly formed District Council to withdraw the Local Plan; Great Canfield Parish Council remains supportive of approving a Local Plan as soon as possible to avoid the speculative developers that use the lack of a plan and housing supply as a main reason for the approval of their application.

## 8. GLADMAN APPEAL

The Planning Inspector has confirmed a decision will be made by 9<sup>th</sup> August. The Clerk presented a schedule confirming the final costs of the appeal for the barrister and consultants of £20,413. To date receipts of £12,500 have been received towards the cost with a final £3,000 pending. If all is received the cost to Great Canfield Parish Council will be £4,913.

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The Clerk was asked to write to Takeley Parish Council to thank them for their support throughout the appeal process.

The Clerk was asked to write to the District Cllrs, (John Lodge, Takeley and Great Canfield Ward Cllrs) suggesting Great Canfield Parish Council would like to share their experience of the Gladman appeal as a Rule 6 party and the lessons they have learnt from the process.

## 9. ENVIRONMENTAL SUSTAINABILITY

Following discussion at the Annual Village meeting a group of residents are planning a village meeting in late June to consider what more we can do as a community to protect and improve our local environment. Cllr Barlow agreed to provide a link between the group and the Parish Council. The Clerk was asked to invite District Cllr Louise Pepper, the portfolio holder for Environment and Green Issues, to a Parish Council meeting.

## 10. SALT BAG PARTNERSHIP 2019/20

Cllr Easter proposed that the Parish Council takes part in the Essex County Council winter salt bag partnership, however confirmed that no additional salt was required as there are still sufficient stocks. This was seconded by Cllr Mackley with all in agreement.

## 11. REPRESENTATIVES REPORTS

### 11.1. Footpaths, Byways, Bridleways and Greens

11.1.1. Cllr Mackley thanked Cllr Knight for cutting the verges and footpaths and added his thanks to all those residents who maintain footpaths close to their properties.

11.1.2. In discussing the issue of vehicles using the byways, the Clerk was asked to contact Takeley Parish Council for assistance on the process of downgrading a byway to a bridleway; it is understood they were successful in achieving this in Takeley.

11.2. Highways – The Parish Council is unclear if the recent works to Green Street will now include resurfacing. A response has been received via County Cllr Susan Barker suggesting resurfacing will not be carried out, the Clerk has forwarded previous correspondence from Essex Highways confirming the road would be resurfaced and asked for an explanation; a response is pending.

11.3. Crime Prevention/Neighbourhood Watch – Nothing to report.

11.4. Tree Warden – Nothing to report

## 12. FINANCE

Cllr Mackley proposed the following payments be authorised, this was seconded by Cllr Jewell with all in agreement.

| <b>PAYMENT TO</b>   | <b>VALUE</b> |
|---|--------------|
| Allison Ward - Parish Clerk May 2019                      | £ 186.58     |
| Zurich Municipal – Annual Insurance                       | £ 319.85     |
| Canfield Community – Village hall hire April to June 2019 | £ 90.00      |
| Information Commissioners Office – Annual subscription    | £ 40.00      |
| Bruce Bamber – Gladman Inquiry Highways Consultant        | £ 6,300.60   |
| Simon Neesam – Gladman Inquiry Landscape Consultant       | £ 1,788.00   |
| Stop Stansted Expansion – Annual subscription             | £ 50.00      |
| Hope End Residents – Grant for banners re Gladman Appeal  | £ 70.00      |

13. ITEMS FOR THE NEXT AGENDA – nothing in addition.

14. DATE OF NEXT MEETING Monday 8<sup>th</sup> July 2019 at Great Canfield Village Hall at 8pm.

TIME AND CLOSE OF MEETING 9.30pm

Signed  
Robert Mackley (Chairman Parish Council)