

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 10th March 2014

Present: Cllr Jon Sams (Chairman)
 Cllrs Virginia Barlow, Keir Donald, Chris Easter, Henry Green, Catriona Kellerman, Robert Mackley and the Clerk Allison Ward

1 Member of the Public

1. APOLOGIES FOR ABSENCE - None.

2. DECLARATIONS OF INTERESTS FOR THIS MEETING

Cllr Easter declared a non pecuniary interest in agenda item 12.3 as a trustee of Ashfields Equestrian Trust.

3. PUBLIC FORUM

It was confirmed that funds to finance the work to clear the ponds along Green Street have been received and work will be carried out when the habitat allows, likely to be towards the end of 2014. It was noted that the culvert between the two ponds is blocked and needs clearing; this is resulting in water pooling on the road.

A resident who was unable to attend tonight's meeting had forwarded an e-mail to the Clerk for inclusion in the Public Forum. The resident had submitted a response in objection to planning application, UTT/14/0141/FUL, Hellmans Cottage. There were two concerns; firstly there is no reference in the application with regard to the disposal of animal waste and there is a concern on the visual appearance of any manure heap and associated smells for the neighbouring properties. The second concern is lighting especially at night and a request that any light emitted be shielded to extend no further than the stable area, (the Parish Council had submitted an objection to this application, see February minutes item 12.1).

4. MINUTES OF THE PARISH COUNCIL MEETING 10th February 2014 were approved and signed by Cllr Sams as a true record.

5. DISTRICT AND COUNTY COUNCILLORS REPORT – None

6. PROGRESS UPDATE – *Clerk*

6.1. Clerk to contact local gardeners to obtain a quote for repairing Hope End Green. Once this information is obtained the final details re the insurance claim can be submitted.

6.2. A meeting to discuss the Parish Council requirements for the new Parish website has been arranged for 12.03.14, Clerk to meet with resident.

6.3. Essex Association of Local Councils has confirmed they are responsible for pulling together the Uttlesford book on Jubilee celebrations and this remains outstanding. Their intention is to finalise the content in the next few months.

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6.4. A letter of apology has been received from Chelmsford Motor Club following the Parish Councils concerns over the 12 car event that took place through Bacon End in January. The Parish Council agreed no further action.

7. CORRESPONDENCE TO NOTE - None

8. GREAT CANFIELD VILLAGE CONSERVATION APPRAISAL

Uttlesford District Council has issued its review of the Great Canfield Village Conservation Appraisal and this is open to public consultation until 6th April. The Parish Council discussed the recommendations and is fully supportive of the proposal to exclude the field behind Rose Cottage from the conservation area and to make repairs to the listed wall and railings surrounding the churchyard. Discussion on 'introducing controlled management' of the Mount and the repair to the 'derelict and deteriorating ancillary building' to the north of the churchyard, concluded with the suggestion that Cllr Sams speaks to the owner to understand if there is any willingness on their part to consider these points. Cllr Donald and Cllr Sams to consider the Parish Councils response and notify the Clerk of the outline comments by the deadline, Clerk to submit.

9. JUBILEE OAK GUARD AND PLAQUE

The guard for the Jubilee Oak has been received and Cllr Easter will construct and position. It is possible the size of the guard is inappropriate for the tree; a decision will be made once it is assembled. Forefront signs suggest a plaque approx 550mm x 200mm on 3mm acrylic with the agreed wording would be £55+VAT. Acrylic would be both durable and flexible enough to curve around the tree guard and would be fitted using heavy duty cable ties. Clerk to reply with a holding e-mail pending a final decision on the suitability of the tree guard.

10. NEW NOTICEBOARD

It has been suggested that a copy of the village map is 'laminated' and mounted on the external wall of the village hall at eye level from the ground, between the front window and the door. The map would be mounted onto a 3mm white oversized Perspex panel with the 5mm clear panel fitted over the face and sealed in at the edges to avoid water damage. It would be oversized in order that the stand off fixings are away from the printed area in a margin. Forefront Signs has estimated the cost of this form of notice board would be in the region of £135+VAT. Cllr Mackley to discuss with the church before making a final decision.

Clerk requires a copy of the map before further work on the Hope End notice board can be progressed.

11. REPRESENTATIVES REPORTS:-

11.1. Footpaths, Byways, Bridleways and Greens

11.1.1. The Uttlesford Highway Panel has approved the repair to the drainage and surface of Oak Lane.

11.2. Highways/Road Safety

11.2.1. Cllr Mackley updated the Parish Council on his meeting with a member of the Flood Management Team at Bacon End. It was agreed that part of the ditch opposite Turnberry Cottage requires digging out and that the edge of the ditch that in the past has been built up is

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crumbling and falling into the ditch. The recommendation is that Highways repair this edge and dig out the ditch, the Flood Management Team will forward details to Highways. In addition Cllr Mackley took the representative to view the issue on the B184 close to Bacon End where the water runs down the road due to problems with the ditches; the representative agreed to report with recommendations to Highways.

11.2.2. The road name plate on the triangle at Hope End Green has been knocked over on a number of occasions. The Parish Council discussed where this could be re-positioned including whether it was appropriate to place a sign on the existing cast iron finger post, it was felt this was not an option and the sign should be replaced on the triangle possibly further back from its original position, Clerk to contact Uttlesford to discuss.

11.2.3. Cllr Mackley confirmed he has spoken to residents along Bacon End and there is full support for the introduction of a 30mph speed limit through this section of the village. The main concern is in the increase in traffic and one reason for this is felt to be the use of Sat Navs which routes traffic through Bacon End with national limits, rather than Dunmow with 30mph limits thereby creating shorter time routes. Bacon End is inappropriate for this volume of traffic as it is a single track lane and earlier in the year a large vehicle became stuck after ignoring signs. Cllr Mackley proposed, Cllr Donald seconded with all in agreement that the Clerk writes to Highways with a request for a 30mph limit to be considered from Bacon End Green to either side of Bacons Farm.

11.2.4. A resident has notified the Parish Council of an issue with drainage at Cuckoos Lane near Green Easter. The previous pot holes were repaired by Highways who confirmed that to prevent this re-occurring the ditch requires digging out and a pipe across the road to the pond which has collapsed requires repair. Nothing has happened to date and the pot holes have re-appeared, Clerk to report.

11.2.5. There is a leaning telegraph pole near Badgers on the Canfield Road. Cllr Easter to confirm pole number and notify the Clerk for reporting.

11.2.6. There is a large pot hole on the Canfield Road close to the junction with Church End, Clerk to report.

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

11.4. Tree Warden – Nothing to report.

12. PLANNING

12.1. Application

APPL No	UTT/14/0375/FUL
DEVELOPMENT	Change of use of part of redundant agricultural building to 2 no. holiday lets
LOCATION	Ashfield Farm, Cuckoo Lane

Cllr Donald proposed, Cllr Kellerman seconded with all in favour that the Parish Council objects to this application which is seen as creeping development of a rural premises and over commercialisation. The Parish Councils questions the requirement for further B&B accommodation in the village. The adjoining property includes apartments which are for the

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use of employees or visitors to Ashfields Carriage and Polo Club; these are subject to an enforcement file as an apartment is being advertised on the rental market. The Parish Council is concerned a similar situation will occur with this type of development and that this application is a back door way of increasing unwanted development in the village

APPL No UTT/14/0371/AG
 DEVELOPMENT Proposed steel framed storage building
 LOCATION Hall Farm, Church End

The Parish Council would not normally comment on an Agricultural Development however whilst they do not object to this application the area in question is in the conservation area and this Council understands a full application should be made when development is requested within a conservation area. The Clerk to submit the question to Uttlesford and to add that if this application is permitted Uttlesford ensures the proposed building is the same height as surrounding buildings and constructed of the same materials.

APPL No UTT/14/0431/HHF
 DEVELOPMENT Erection of 2 no. single storey rear extensions
 LOCATION Olde Oak Lodge, Bullocks Lane

Cllr Donald proposed, Cllr Sams seconded with all in favour that the Parish Council has no objection to this application, Clerk to submit.

Decisions

APPL No UTT/13/3463/FUL
 DEVELOPMENT Erection of hay barn store
 LOCATION Great Canfield Park, Great Canfield Road
 DECISION Conditional Approval

The Parish Council objected to this application and feels that the comments it submitted have not been considered. Cllr Barlow to review the report prior to these concerns being raised with District Cllr Cheetham and District Cllr Jones.

- 12.2 The Parish Council considered its response to the appeal against the enforcement Notice at Canfield Nursery Bullocks Lane. The appeal has been made against the enforcement notice which requires the following,
- (a) Remove the caravan/mobile home and the domestic paraphernalia from the Land.
 - (b) Cease using the Land for the storage of a caravan/mobile home and domestic paraphernalia.
 - (c) Cease using the land for residential occupation.

And the appeal is on the following grounds

Ground (b) – that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

Ground (c) – that there has not been a breach of planning control.

Ground (g) – that the time given to comply with the notice is too short.

Cllr Barlow proposed, Cllr Donald seconded with all in favour that the Parish Council supports the enforcement notice and responds that a recent planning application and subsequent appeal for permission to site mobile homes on an adjoining piece of land was

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strongly opposed by both residents and the Parish Council. The Parish Council remains consistent in its view that mobile homes are not appropriate in a rural setting and in all cases the appropriate planning process must be followed.

- 12.3 Uttlesford has notified the Parish Council that no action will be taken against Ashfields Equestrian Centre where a series of six apartments had been built without planning permission; the previous consent in 2007 was for a series of four apartments to be built. Uttlesford confirmed that given the length of time involved since the completion of the apartments no further action will be taken and the file closed. The Parish Council was unanimous in its opposition to this decision and strongly believes that time is not a proper reason for not enforcing. Clerk to write to District Cllr Cheetham and District Cllr Jones for their support on re-opening this file.

13. FINANCE

13.1. Cheques for Approval

<i>PAYMENT TO</i>	<i>VALUE</i>
Allison Ward - Parish Clerk February 2014	£165.11
Allison Ward – Parish Website bi-annual fee	£78.58
Allison Ward – Postage 2013/14	£12.15

14. ITEMS FOR THE NEXT AGENDA

- 14.1 Approval of the Annual Accounts
 14.2 Update on allotments
 14.3 Survey of roads

15. DATE OF NEXT MEETING Monday 14th April 2014 at 8pm.

16. TIME AND CLOSE OF MEETING 9.55pm

Allison Ward

Parish Clerk 01245 231798

Signed

Jon Sams (Chairman Parish Council)