

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 11th February 2019

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

District Cllr Keith Artus (*leaving after agenda item 8*)

1. APOLOGIES FOR ABSENCE were received from Cllr Declan Tiernan and accepted by the Parish Council.
2. DECLARATION OF INTERESTS FOR THIS MEETING – None.
3. PUBLIC FORUM – Nothing to report
4. The MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 14th January 2019, were proposed by Cllr Jewell as a true and correct record, this was seconded by Cllr Knight with all in agreement; the Chairman signed the minutes.
5. COUNTY AND DISTRICT CLLRS REPORT - The new Uttlesford Local Plan was submitted to the Planning Inspector in January. Next week the Council will discuss an updated investment strategy, which puts an increased emphasis on developing new income streams from prudent commercial investments. This is necessary because of major reductions in the funding the council receives from central government and in order for Uttlesford to be able to continue to fund services in the future.
6. PROGRESS UPDATE
 - 6.1. The Parish Council considered an amendment to the Easement for Champneys, Green Street requested by the applicants. The included a widening of the current garage access to create an access stretching across and into what is currently the front garden. The request also included an additional footpath entrance. In concluding the discussions Cllr Barlow proposed the following,
 - a. That the width of the existing driveway can be increased to a maximum width of 5.5m providing this is acceptable to Essex Highways, the applicant is responsible for confirming this.
 - b. Permission for the new footpath access would not be given as this would not be consistent with other easements along Green Street.
 - c. The cost to authorise the increased access would be £1,000 in addition to the £150 due for granting the easement for the existing access, with all Parish Council costs paid by the applicant.
 - d. All the above is subject to Uttlesford confirming it is acceptable given it requires alterations to the external appearance of a listed property. The Parish Council requires this confirmation before authorising the change in access.

This was seconded by Cllr Easter with all in agreement.

Cllr Mackley asked the Clerk to include a note in a future newsletter suggesting residents check their property deeds to confirm whether an easement is required and if it is to get in contact with the Parish Council ahead of any proposed property transfer; trying to resolve issues during a property transaction can delay the process.
7. CORRESPONDENCE TO NOTE
 - 7.1. A public consultation is being held in The Dunmow Maltings on Monday 18th February between 3pm and 7pm re the new waste depot in Great Dunmow. The site now being proposed is on land to the east of the B1256 and will include the Council refuse lorry depot, classic car restoration, offices, public open space and new pedestrian/cycle path.

Signed
 Robert Mackley (Chairman Parish Council)

8. PLANNING

8.1. Applications

Application No	UTT/18/3538/OP
Development	Outline application for up to 80 no. dwellings with all matters reserved except access.
Location	Land North of Canfield Drive Great Canfield

This site is not in the emerging Local Plan and has not previously been considered for any development. The Parish Council discussed the access proposed to the site including the impact on Canfield Road and were unable to reach a conclusion on access and sustainability as the application considers different options for Canfield Road dependent on whether the Gladman site gets permission. The Clerk has written to Uttlesford asking for a decision on this application to be delayed until after a decision is made on the Gladman appeal, no response has been received to date.

Cllr Barlow proposed that the Parish Council strongly objects to this application primarily because of the significant impact it would have on the character of the area, the coalescence that would result between Great Canfield and Takeley and the impact on the local highway, this was seconded by Cllr Jewell with all in agreement. It was further proposed by Cllr Mackley that the Parish Council notifies Uttlesford of its intention to submit a supplementary response on this application once the decision on the Gladman appeal is confirmed, this was seconded by Cllr Jewell with all in agreement.

Application No	UTT/19/0049/HHF & UTT/19/0050/LB
Development	Demolition of existing entrance porch and erection of single storey garden room.
Location	Green Easter, Cuckoo Lane

Cllr Knight proposed that the Parish Council makes no comment on this application, this was seconded by Cllr Easter with all in agreement.

Application No	TT/19/0141/FUL
Development	Section 73A retrospective application for the use of caravan in garden for short term holiday let.
Location	Ashfields Farmhouse Ashfields Farm Cuckoo Lane

Cllr Jewell proposed that the Parish Council objects to this retrospective application. The Parish Council is of the view it is wholly inappropriate given this is an unsustainable site, outside developments limits and any new building would be contrary to policy S7. In addition, the Local Plan policy LC5 clearly states that tourist accommodation outside of development limits will only be permitted if it involves the re-use of a rural building or is an extension or replacement of existing serviced accommodation; neither apply in this application. This was seconded by Cllr Mackley with all in agreement.

Application No	UTT/19/0147/CLE
Development	Lawful Development Certificate for the change of use of agricultural land to provide a vehicular access to residential use
Location	The Tiled Barn. Bacon End Road

To note the above application is submitted as a certificate of lawful developments and is not open to general comment.

8.2. Decisions – None

8.3. Uttlesford District Council has published a revised Sustainability Appraisal for its Regulation 19 Pre-submission Local Plan; this is open to comment until 25th February. The Parish Council agreed not to comment.

8.4. Uttlesford District Council is consulting on an update to the Statement of Community Involvement until 25th February. The Parish Council agreed not to comment.

Signed
Robert Mackley (Chairman Parish Council)

8.5. Uttlesford District Council submitted the Uttlesford Local Plan to the Secretary of State for Housing, Communities and Local Government on 18 January 2019 for independent examination. All documentation submitted is available to view and download on the Councils website: www.uttlesford.gov.uk/local-plan-examination.

9. GLADMAN APPEAL

The Statement of Case has been submitted in line with the timetable; the Parish Councils arguments being the impact on highways, character of the area, heritage and Hatfield Forest. The next phase of the work is to arrange for expert witnesses to cover the points listed above and to prepare the Proof of Evidence ahead of the deadline for submission on 24th April.

Cllr Barlow proposed that the Parish Councils appoint Landmark Chambers as their barrister and Railton TPC Ltd as the highway consultants. This was seconded by Cllr Jewell with all in agreement. The Clerk was asked to contact a resident who had offered help with a heritage consultant. Work is ongoing to find a suitable landscape consultant who could talk on the character of the area.

Costs are estimated at c.£25k for the inquiry, with approximately 50% of that being for the barrister. Takeley Parish Council has committed £10k to the fund and after the donation from Hatfield Broad Oak Parish Council, Great Canfield Parish Council will be left to fund the balance from increasing precept and reserves. Cllr Mackley proposed the Parish Council accepts the latest budget, this was seconded by Cllr Hepburn with all in agreement.

10. SPRING LITTER PICK

The Parish Council agreed to hold a litter pick on Saturday 23rd March starting at 10am and meeting at the village hall. The Clerk was asked to arrange for some collection bags.

11. REPRESENTATIVES REPORTS

11.1 Footpaths, Byways, Bridleways and Greens – Nothing to report

11.2 Highways - An acknowledgement has been received from Essex Highways confirming their officers are discussing remedial works with Affinity Water; no further information is available at this stage.

11.3 Crime Prevention/Neighbourhood Watch – Nothing to report.

11.4 Tree Warden – Nothing to report.

12. FINANCE

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

PAYMENT TO	VALUE
Allison Ward - Parish Clerk January 2019	£173.41

12.2. Payments of £275 from each of Canfield Community Trust and Great Canfield PCC have been received in settlement of the net cost of the valuation of the village hall.

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

14. DATE OF NEXT MEETING Monday 11th March 2019 at Great Canfield Village Hall at 8pm.

TIME AND CLOSE OF MEETING 9.35pm

Signed
Robert Mackley (Chairman Parish Council)