

**GREAT CANFIELD PARISH COUNCIL**  
**MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL**  
 held in the Village Hall Monday 11<sup>th</sup> December 2017

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

District Cllr Keith Artus (leaving after agenda item 5)

1 resident

1. APOLOGIES FOR ABSENCE - None
2. DECLARATION OF INTERESTS FOR THIS MEETING - None
3. PUBLIC FORUM

The Parish Council confirmed a response has been received following its email to Essex Highways regarding the process and standard of repairs along Green Street. Essex Highways have inspected the work and confirmed to the Parish Council that it is satisfied with the workmanship. Some additional defects which previously did not meet the criteria for repair have been noted and these will be added to future works. District Cllr Artus asked for a copy of the email exchange for further consideration.

4. The MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 13<sup>th</sup> November 2017, were proposed by Cllr Mackley as a true record, this was seconded by Cllr Knight with all in agreement.
5. DISTRICT AND COUNTY COUNCILLORS REPORT

The Uttlesford Local Plan is currently going through regulation 19 and is due to go out to consultation early in 2018. Also expected for consultation in early 2018 is the Stansted Airport application to extend passenger numbers to 43 million per annum.

Cllr Mackley asked how planning applications for sites not in the Local Plan would be treated. District Cllr Artus responded that where a Local Plan has gone through initial consultations it will be looked on favorably if an application goes to appeal.

Cllr Artus raised the recent Gladman Scoping Opinion application for 137 new homes and asked whether the Parish Council wished to call this in to Planning Committee; it was unclear whether this is possible and if it is the Parish Council agreed that this should happen to ensure the scope covers all the concerns of this Parish Council. (Post meeting Uttlesford confirmed Scoping Opinions are not considered by the Planning Committee and therefore the application cannot be called in). The Parish Council went on to confirm that it fully supported the requirement for a Scoping Opinion in line with the response provided by Uttlesford to previous applications, in addition it felt that Landscape and Visual impact should be included in the scope, as well as additional planning applications not previously listed; Canfield Nursery and the new waste depot at Little Canfield as well as the recently adopted Waste Local Plan and pending application from Stansted Airport to increase passenger numbers to 43mppa. The Clerk was asked to respond to Uttlesford.

*District Cllr Artus leaves the meeting.*

6. PROGRESS UPDATE

6.1. The work to replace the lock on the Hope End notice board is outstanding and Cllr Mackley agreed to assist in resolving this.

*Cllr Mackley declared a non-pecuniary interest in the next item as a member of the village hall committee*

6.2. At the October 2017 meeting, the Parish Council agreed to fund the capital equipment for installing wi-fi in the village hall. Since this decision information on grant funding for installing wi-fi in public places has been received and applied for. If the application is successful Cllr Mackley asked that as an alternative the Parish

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Council considers paying for two years' subscription which amounts to c.£300. Cllr Tiernan proposed that the Parish Council pays for the subscription as requested if the grant is successful, this was seconded by Cllr Hepburn with all in agreement.

## 7. CORRESPONDENCE TO NOTE

7.1. Uttlesford District Council has confirmed that the village hall and cricket ground have both been re-listed as Assets of Community Value.

## 8. PLANNING

### 8.1 Applications

Application	UTT/17/2431/OP
Development	Outline application with all matters reserved for a proposed house and garage.
Location	Rear of Beresford Great Canfield Road

Cllr Mackley proposed that the Parish Council objects to this application for the reasons summarised below, this was seconded by Cllr Jewell with all in agreement.

- a. The applicant suggests in the accompanying statement that the application is infill, the Parish Council disagrees with this view. The Parish Council considers infill as 'the infilling of a small gap within an otherwise built-up frontage or group of houses' and is of the view this application does not meet this definition.
- b. The Parish Council is aware Uttlesford considers infilling in line with policy S7 which states. The applicant has not provided any information to support why development needs to take place in this location and the Parish Council is not satisfied that sub dividing existing plots will protect or enhance the character of this part of the countryside which is dominated by properties of variable style and size on large plots.
- c. Access to the proposed property would be via a single track private lane, which in recent years has seen significant increase in usage following decisions by Uttlesford to grant permission for 5 traveller pitches on a site located along this lane, a volume of usage that was never intended for this access. The Parish Council understands that the owner of the lane has been located and is unclear why the applicant has not included their details or made contact with them as required under Certificate of Ownership of the application form. Whilst the Parish Council accepts this access is not a reason in planning to refuse an application, it supports resident's views and remains concerned that the access is unsuitable for additional traffic.

### 8.2 Decisions

Application No	UTT/17/2915/FUL
Development	Demolition of existing dwelling and erection of new dwelling with cart lodge
Location	Newcroft, Great Canfield Road
Decision	Conditional Approval

Application	UTT/17/2909/CLP
Development	Proposed single storey rear extension
Location	White Gables, Great Canfield Road
Decision	Conditional Approval

8.3 Uttlesford has issued an enforcement notice for Haydens End for both the stable block and annex, to remove the buildings or to build in compliance with the approved planning permission. The notice expires in six months.

## 9. WASTE LOCAL PLAN

Following the adoption of the Revised Waste Local Plan which includes sites in and adjacent to Great Canfield the Parish Council is aware that when a planning application is submitted there will be a very short response time. Cllr Mackley proposed that the Parish Council seeks legal advice at this stage in order to prepare in advance for a planning application, this was seconded by Cllr Tiernan with all in agreement. Cllr Barlow agreed to make some

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enquiries on suitable legal advice and costs and will come back to the Parish Council for a decision on who to engage.

## 10. STANSTED AIRPORT

Stop Stansted Expansion is inviting Parish Councils who have not recently attended the SSE Town and Parish Council Liaison meetings to consider sending a representative. From January 2018 discussions will be focused on preparing and responding to MAGs submission of an expected planning application to increase passenger numbers. The Parish Council agreed that subject to availability one of the Cllrs will attend.

## 11. REPRESENTATIVES REPORTS

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

11.2. Highways/Road Safety

11.2.1. Following the exchange of emails with Essex Highways on the recent repairs along Green Street and the discussion in the public forum, the Clerk was asked to respond and to include photographs of the areas of concern.

11.2.2. Cllr Knight commented on the recent cyclist accidents at the junction of Church End, this is the result of a raised surface on the bend adjacent to the bridge, Clerk to report to Essex Highways for urgent attention.

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

11.4. Tree Warden – Nothing to report.

## 12. FINANCE

12.1. Cheques for Approval

<i><b>PAYMENT TO</b></i>	<i><b>VALUE</b></i>
Allison Ward - Parish Clerk November	£ 170.51
The Great Canfield Community Trust – Hall hire Nov/Dec 17	£ 54.00

12.2 Under the new legislation PKF Littlejohn have been appointed as External Auditors for a 5-year period beginning 2017/18. The Parish Council confirmed there are no conflicts of interest.

## 13. ITEMS FOR THE NEXT AGENDA

13.1. Budget 2018/19

13.2. Broadband

14. DATE OF NEXT MEETING Monday 8<sup>th</sup> January 2018 at Great Canfield Village Hall at 8pm.

15. TIME AND CLOSE OF MEETING 9.30pm

Signed  
Robert Mackley (Chairman Parish Council)