

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 12th November 2018

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

1 member of the public (*leaving after agenda item 3*)

1. APOLOGIES FOR ABSENCE were received from Cllr Ginny Barlow and Cllr Declan Tiernan and accepted by the Parish Council.
2. DECLARATION OF INTERESTS FOR THIS MEETING – None.
3. PUBLIC FORUM

A resident expressed their concern with the increase volume of traffic using Bacon End and the added frustration when drivers refuse to reverse to passing places, churn up the verges and use their horns when approaching bends in the road. Whilst the Parish Council sympathises with these issues, they are of the view there is little they can do; increase in traffic is driven by additional housing and a change in the way we shop. The Parish Council has tried to get a reduced speed limit through Bacon End, however the hamlet does not meet the Essex Highways guidance for lowering the limit. Discussions are ongoing with Essex Highways to improve and update the HGV signing to try and limit the oversized vehicles using the single track road.

The resident noted that there is a puddle on the bend at Hales, Little Canfield. The Parish Council asked the resident to log directly on the Essex Highways system.

The final issue raised was the volume of litter dropped in the village. Again the Parish Council sympathises with residents and is very grateful for those who collect and clear litter from the roads and verges; there is very little that the Parish Council can do to stop it happening, however would urge residents who see any litter being dropped to report the offenders by notifying the relevant authorities,

1 resident leaves the meeting

4. The MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 8th October 2018, 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. PROGRESS UPDATE
 - 5.1. EALC are hosting the Essex County Council and Parish/Town Council meeting to look at devolving Highway responsibilities on 15th November, Cllr Easter to attend.
 - 5.2. Cllr Knight reported on the success of the recent litter pick with more fly tipping type litter this time around rather than cans and bottles. The Clerk purchased additional litter pickers and hi viz jackets, Cllr Knight proposed the retrospective purchase of 12 litter pickers and 10 high viz jackets (total cost £80.41). this was seconded by Cllr Mackley with all in agreement. The Clerk was asked to order additional litter bags.
 - 5.3. The clerk confirmed a quote for painting the village sign of between £250 and £450; the variable price is dependent on the amount of rotten wood there is and this can only be confirmed once it is removed. Cllr Easter proposed that the Parish Council goes ahead with the work as quoted, this was seconded by Cllr Jewell with all in agreement.

Signed
 Robert Mackley (Chairman Parish Council)

5.4. The Clerk presented a design for a possible memorial clock for the village hall and the Parish Council confirmed this was acceptable. The Clerk was asked to contact the village hall to confirm they are happy with the proposal before ordering.

6. CORRESPONDENCE TO NOTE

6.1. Uttlesford Planning Committee will consider the Stansted Airport planning application on Wednesday 14th November. This is a public meeting and residents are encouraged to attend.

6.2. 2019 is the end of the four-year team for Parish Cllrs. The process of nomination begins in March 2019 and if necessary elections will be combined with the District Council elections on 2nd May 2019. Further information will be provided as we get closer to the dates on what is involved and the process of applying to be a Parish Cllr; the Clerk was asked to include an advance note about the elections in the next Great Canfield newsletter

6.3. The Parish Council organised the ‘Great Canfield Remembers’ event on 11th November which was attended by 60-70 residents. Cllr Mackley asked for a vote of thanks to be minuted for Henry Green who gave such a moving speech, to Charlotte Mackley for playing the last post and to Cllr Knight and Cllr Easter for organising the beacon lighting. Further news can be viewed on the village website.

7. PLANNING

7.1. Applications - None

7.2. Decisions

Application No	UTT/18/2530/HHF & UTT/18/2531/LB
Development	Extension to and conversion of existing garden store to gymnasium/garden store and creation of new glass link to existing property.
Location	The Maltings, Church End
Decision	Conditional Approval

7.3 Uttlesford District Council is consulting on an Addendum of Focused Changes to the Regulation 19 Pre-Submission Local Plan. Cllr Mackley proposed that the Parish Council does not respond, this was seconded by Cllr Jewell with all in agreement.

8. GLADMAN APPEAL

Gladman Developments have appealed the decision by Uttlesford District Council to refuse planning permission for 135 homes on land to the West of Canfield Road; the appeal reference is APP/C1570/W/18/3213251 and the start date 17th October. The appeal will take the form of an inquiry scheduled to start on 21 May.

A lengthy discussion took place amongst the Cllrs with regards to the process around Rule 6 status and the risks associated with this should the applicant put in a claim for costs against the Parish Council. In conclusion and in considering the risks, all Cllrs were of the view the Parish Council should if possible take out Rule 6 status in order to represent the issues that are important to Great Canfield residents, in particular the character of the rural lane and the wider highway impact. Uttlesford has confirmed it will be defending its reasons for refusal and the same consultant and barrister as allocated when the previous application at this site was appealed will be used, however Uttlesford will only defend on the reasons for refusal which do not include Highways as Essex County Council were supportive of the proposals for highway improvements to accommodate the development. The Clerk was asked to arrange to meet with Uttlesford’s planning consultant to understand more fully their position.

The discussion turned to cost. To date Great Canfield Parish Council has spent £6,038 on consultants to support its objection to development on this site since the first application back in 2015, this represents one third of the expenditure with the balance being paid by Takeley Parish Council. Currently the total cost of engaging the expertise necessary to support the Parish Council should it take out Rule 6 status this time is in excess of c.£20k

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which would include planning and highway consultants as well as a barrister for the inquiry, this is on the assumption consultants prepare documentation for the various stages of the proposal. This estimate assumes the continuing use of the current planning and highway consultants. Cllrs were of the view these costs were high and an additional planning consultant quote suggests the cost could be reduced to c.£15k. In discussing the Parish Council were of the view significantly raising precept to meet any costs would be essential. The above cost estimates do not include a budget for costs should the appellant appeal for costs on the grounds the Parish Council behaves unreasonably in the process; these can be substantial.

In conclusion Cllr Mackley proposed that the Parish Council takes out Rule 6 status providing it has the full support of one or more neighbouring Parish Councils including financial support at a level to be determined. This was seconded by Cllr Jewell with all in agreement.

Cllr Jewell and the Clerk will attend the Takeley Parish Council Planning Committee on 14th November and Cllrs will be updated on progress post this meeting.

The Planning Inspector is inviting any additional comments to those originally submitted in relation to the application by 28th November and Cllr Jewell, Cllr Barlow and the Clerk will prepare a response on behalf of the Parish Council considering additional information since its original objection, i.e. the information in the applicant's appeal documents and recent planning appeal decisions.

9. REPRESENTATIVES REPORTS

9.1. Footpaths, Byways, Bridleways and Greens – The Clerk was asked to chase Essex Highways for an update on any plans for winter closure of byways.

9.2. Highways

9.2.1. Quiet Lanes – an application has been submitted to the Uttlesford Highways panel as it considers allocating the 2019/20 budget.

9.2.2. Highways have contacted the Parish Council to confirm where HGV signs are to be placed to inform vehicles of the narrow lanes through Bacon End. Little Canfield have already purchased signage and the Clerk will respond to Highways confirming.

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

9.4. Tree Warden – Nothing to report.

10. FINANCE

10.1 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 October 2018	£180.19
Aldbursys Farm Contracting – Grounds maintenance inc. VAT	£480.00
Allison Ward – Litter pickers and hi-viz jackets	£80.41

10.2 £200 has been received from Stansted Community Trust towards the WW1 memorial clock.

11. ITEMS FOR THE NEXT AGENDA – Nothing in addition

12. DATE OF NEXT MEETING Monday 10th December 2018 at Great Canfield Village Hall at 8pm.

TIME AND CLOSE OF MEETING 9.10pm

Signed
Robert Mackley (Chairman Parish Council)