

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 13th April 2015

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

Mike McGarr (Planning agent acting for Canfield Nurseries, leaving after the public forum)

District Cllr Jackie Cheetham (Leaving after item 5)

1. APOLOGIES FOR ABSENCE were received from Cllr Virginia Barlow and accepted by the Parish Council.
2. DECLARATIONS OF INTERESTS FOR THIS MEETING – Cllr Keir Donald declared a disclosable pecuniary interest in agenda item 9.1, planning application for Rodingbourne as owner of the property.
3. PUBLIC FORUM

Mike McGarr introduced himself to the meeting as the Planning Agent acting for the owner of Canfield Nursery and explained he was here to answer any questions.

Cllr Sams asked what the current plans being considered for the site were and Mr McGarr confirmed the proposal being worked on is for a 7 house option. Following the previous failed application, the owner decided to put the land up for sale with a non development interest, simultaneously a decision was also taken to approach Uttlesford to understand what options they would consider on the site. The suggestion of the Uttlesford Officers is they would consider a number of properties with a buffer zone and from this the proposal for 7 properties has developed.

All 7 properties could be entered from the current access off Bullocks Lane. Mr McGarr presented a proposal to the Parish Council whereby a piece of land approximately 3 metres in depth between the properties Lime Tree Lodge and Ashcroft, would be leased or purchased from the Parish Council as a new access route in return for a fee towards a community project. This new route would provide access to 3 properties and reduce the traffic driving further into Bullocks Lane and using the single access route, the designs are such that there would be space for large vehicles, e.g. waste vehicles to turn further into the site. District Cllr Cheetham reminded the meeting that the discussion with Uttlesford is the Officer's view. Mr McGarr added that any proposals would comply with current policy, Uttlesford could apply a levy but this would not go directly back to the village, if the application states the Parish Council is leasing/selling the land in return for the fee it ensures it is returned to the community. Mr McGarr continued that the site meets existing Uttlesford policies on infill, i.e. development between two properties and sustainable development of commercial units, (planning permission has been granted for the existing commercial unit on site) and he is of the view he could work within Uttlesford parameters to achieve some form of development on the site.

Cllr Mackley asked if there were any options for community housing. Mr McGarr confirmed a sizeable piece of the land had been offered from the start, however the applicant would achieve a lower value per plot, plus there are many rules and a requirement for funding partners; under current regulations the site proposal would fall outside the government parameters for affordable housing. District Cllr Cheetham added that with the recent change in government rules, Districts cannot ask for affordable housing on sites with less than 10 new homes.

Mr McGarr was asked about the land in front of the site which was the subject of a previous planning application for a traveler site and confirmed this was now in private ownership; his applicant is willing to enter into discussions to purchase this land. It should be noted that the bungalow is not in the applicant's ownership, although there are access rights.

Cllr Green asked what the applicant would do if the Parish Council decided not to lease or sell the land requested and Mr McGarr confirmed it would not stop the proposal being put forward as access is deemed acceptable from

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the single existing route. The proposal on the table ensures the community receives a benefit from the development.

Cllr Mackley asked about the designs of the property and commented on the recent application for a site in Chrisall where he thought the designs were exceptional; Mr McGarr added that at this stage the designs are just 'pencil sketches'. He was further asked whether Uttlesford had referred him to the VDS during any discussions and confirmed they had not, District Cllr Cheetham agreed to raise this with Officers.

Mr McGarr confirmed he was expecting pre application advice back from Uttlesford within the next few days and once this was received an application would then be prepared for submission.

The Parish Council thanked Mr McGarr for his time and agreed to formally consider the proposal to lease/sell a small piece of land for access in return for a fee, at their May meeting.

4. MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 9th March 2015 were approved and signed by Cllr Sams as a true record.

The Clerk requested an amendment be authorised to the minutes of 13th October 2014. Cllr Sams proposed that item 12.1 cheque payable to P Roberts – Planning Consultant for Canfield Road is amended to £250, this was seconded by Cllr Mackley with all in agreement.

5. DISTRICT AND COUNTY COUNCILLORS REPORT

District Cllr Cheetham commented that this was her last Parish Council meeting as she is 'retiring' at the elections and added that she had enjoyed the 12 years with Great Canfield, 'sometimes more than others'. District Cllr Cheetham added that last week the decision on Tandans had been deferred by the Planning Committee and it was felt a site visit was required, this will now be considered at the Planning Committee meeting on 29th April.

On behalf of the Parish Council and residents Cllr Sams thanked District Cllr Cheetham for all her support.

6. PROGRESS UPDATE

6.1. It was agreed to hold the litter pick on Saturday 18th April and residents would be asked to meet Cllr Sams outside the village hall at 10am. The Clerk was asked to publicise the event and to inform Uttlesford in order that rubbish could be collected from opposite the village hall, the Clerk will forward the risk assessment to Cllr Sams.

6.2. The Clerk has written to Essex Highways with a request to add CCTV signs to the HGV signs; a response is pending.

6.3. Cllr Green had produced a draft response to Great Canfield Parochial Church Council (GCPCC) re the request for a memorial to Isaac Lodge inside the church. The Parish Council agreed the content and the Clerk was asked to forward to GCPCC. Cllr Green added that although he is not re-standing as a Parish Cllr he is happy to continue with this project, Cllr Donald commented that he will ensure the matter remains a Parish Council interest and will take responsibility on behalf of the Parish Council going forward.

7. CORRESPONDENCE TO NOTE – None

8. APPROVAL OF ANNUAL ACCOUNTS FOR YEAR ENDING MARCH 2015

The Clerk presented the Parish Council accounts for the year ending March 2015 which shows a surplus for the year of £175.31. The bank reconciliation at March 2015 shows a cash balance of £6,923. Cllr Sams proposed that the Accounts are accepted, this was seconded by Cllr Donald with all in agreement.

The Parish Council noted the requirements of The Local Audit and Accountability Act 2014 which comes into force on 1 April 2015. External Audits will continue for the next three years as per existing contracts and in

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addition and as required the Parish Council will publish transaction details on the website, these will be the existing documents used to produce the annual accounts and include all items of income and expenditure and not an extract of items greater than £100. The deadline for publication is 1 July 2015.

9. PLANNING

9.1. Applications

APPL No	UTT/15/0795/HHF
DEVELOPMENT	Demolish outbuilding and erect two storey side and single storey rear extension, new detached double garage and driveway
LOCATION	Pheasant Cottage Bacon End Road

The Parish Council commented that the 'garage' has now been laid back from the Highway; Cllr Donald proposed that the application is supported by the Parish Council; this was seconded by Cllr Mackley with all in agreement

Cllr Donald leaves the room and Cllr Sams declares a non pecuniary interest as a direct neighbour of the applicant.

APPL No	UTT/15/0748/HHF
DEVELOPMENT	Erection of single storey rear extension. Demolition and replacement of existing garage.
LOCATION	Rodingbourne, Church End

After discussion Cllr Easter proposed that the Parish Council supports this application, this was seconded by Cllr Kellerman with all in agreement.

Cllr Donald returns to the meeting.

9.2 Decisions

APPL No	UTT/14/3705/OP
DEVELOPMENT	Outline application, with all matters reserved except for access, for residential development for up to 180 dwellings, provision of open space with recreational facilities and site access, all with associated highways and infrastructure works including a new footpath along Great Canfield Road
LOCATION	Land west of Canfield Road
DECISION	Refuse

APPL No	UTT/15/0210/FUL
DEVELOPMENT	Application to clarify the location of the replacement dwelling and outbuilding approved under planning permission UTT/13/2995/FUL. Extension of approved rear veranda (towards North side) & insertion of light tube to bedroom 3 en-suite
LOCATION	Thriftwood Bacon End Road
DECISION	Conditional Approval

9.3 Canfield Nursery, Hope End – see public forum.

9.4 Tandans – application UTT/15/0404/FUL no decision was made at the Planning Committee meeting of 8th April pending a site visit. The application will be re-considered at the Planning Committee meeting on 29th April.

9.5 Ashfields Carriage and Polo Club – Appeal against enforcement notice; the hearing is scheduled to take place on 19th May at 10am at the Council Offices and will last for one day; the Parish Council has been 'unofficially' advised that the appeal has been withdrawn by the applicant. The Parish Council wrote to

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Uttlesford in support of the original enforcement notice in September 2014 and as the application is understood to be withdrawn Cllr Sams proposed that the Parish Council takes no further action; this was seconded by Cllr Easter with all in favour.

9.6 Uttlesford District Council has issued a call for sites for the local plan. This is open to submissions from 1 April to 1 June and this information has been circulated to residents on the e-mail list.

9.7 Cllr Green reported on the Crumps Farm Liaison meeting which took place on 23rd March; there is no new information. Cllr Green commented on concerns with a change in approach to the workings of sites A22 and A23. It was previously understood under the Minerals Development Plan that work on A22 and A23 would not commence until work on the main site was completed and restored. Under the New Local Plan this appears not to be the case. Essex County Council has been asked to provide correspondence to support this change.

10. REPRESENTATIVES REPORTS:-

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

10.1.1. Cllr Easter confirmed that Ashfields have repaired the stile at the junctions of footpaths 5 and 7. The Parish Council disagrees with the claim from Highways that this is not shown as a limitation on the definitive map. The Clerk was asked to write to Ashfields thanking them for the repair.

10.1.2. Cllr Easter reported that a resident has approached him with issues where members of the public walking are straying from the public footpaths and walking across and through his land. The Clerk to forward details of the PRow Officer to Cllr Easter and to include a summary of the regulations in the Great Canfield newsletter and circulate to neighbouring parishes for inclusion in their circulars

10.2. Highways/Road Safety

10.2.1. Clerk to chase Highways for an update on the bridge repair work at Canfield Bridge and an indication of whether the work will be completed by the revised date of mid-May.

10.2.2. Cllr Mackley reported that a cement lorry went into the ditch at High Cross Lane. It is understood there used to be a weight limit sign just beyond the banana factory, the Clerk was asked to liaise with Highways to verify.

10.2.3. Cllr Mackley reported that the road beyond Bacon End had a degree of heavy subsidence and local farmers have repaired the surface, rather than wait for Highways to take action. The Clerk was asked to notify Highways of the actions being taken as a results of poor road maintenance by the local authority.

10.3. Crime Prevention/Neighbourhood Watch – the break ins to commercial properties at Hatfield Heath were noted.

10.4. Tree Warden – Clerk continues to chase for an update on the dead tree at Hellmans Cross.

11. FINANCE

11.1. Cheques for Approval

<i>PAYMENT TO</i>	<i>VALUE</i>
Allison Ward - Parish Clerk March 2015	£168.47
Uttlesford Community Transport – Annual Subs	£20.00

12. ITEMS FOR THE NEXT AGENDA

12.1. Canfield Nursery – Proposed access via Parish Council land.

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- 12.2. Approval of the Annual Return.
- 12.3. Newlands Farm encroaching yard on agricultural land.

13. DATE OF NEXT MEETING Monday 11th May 2015 following the Annual Village meeting in the village hall.

Before the meeting was officially closed Cllr Mackley proposed a vote of thanks for their service to this parish, to those Cllrs who have not re-stood in the elections; Cllrs Jon Sams, Henry Green (who has served as a Parish Cllr for over 40 years) and Cllr Catriona Kellerman. Cllrs Virginia Barlow, Keir Donald, Chris Easter and Robert Mackley have re-stood and been re-elected in an uncontested election, there were no other candidates. There are three vacancies and these will be filled by co-opting; the process for this will be discussed and agreed at the May meeting, the first meeting of the newly formed Council.

TIME AND CLOSE OF MEETING 10.00pm

Allison Ward
Parish Clerk 01245 231798

Signed
Jon Sams (Chairman Parish Council)