

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 8th February 2016

Present: Cllrs Ginny Barlow (leaves meeting after item 9), Chris Easter, Stuart Hepburn (Vice Chairman), Jenny Jewell and the Clerk Allison Ward

1. APPOINTMENT OF A VICE CHAIRMAN

Cllr Easter proposed that Cllr Hepburn be appointed as the Vice Chairman of Great Canfield Parish Council, this was seconded by Cllr Barlow with all in favour. The meeting was chaired by the Vice Chairman.

2. APOLOGIES FOR ABSENCE were received from Cllrs Robert Mackley and Michael Knight and accepted by the Parish Council

3. DECLARATION OF INTERESTS FOR THIS MEETING

Cllr Easter declared a non pecuniary interest in item 9.1, planning application for Lake View Farm as he farms the land associated with the application.

4. PUBLIC FORUM – Nothing to report.

5. MINUTES OF THE PARISH COUNCIL MEETING 10th January 2016, Cllr Jewell proposed that the minutes be accepted as a true and correct record, this was seconded by Cllr Easter with all in favour; the Vice Chairman signed the minutes.

6. DISTRICT AND COUNTY COUNCILLORS REPORT – None.

7. PROGRESS UPDATE

7.1. The Notice of Vacancy giving the electorate the opportunity to call an election to fill the Parish Council vacancy expires on 17th February. After this date and providing there is no request for an election the Parish Council will be in a position to co-opt a Parish Cllr; when this is notified the Clerk will issue a final request for expressions of interest in advance of the March meeting.

7.2. Gladman appeal for costs – following the informal request for costs, Gladman responded to the Rule 6 parties confirming they do not agree that the Parish Councils are ‘entitled to costs in this matter’ and they would ‘vigorously defend the application.’ As agreed at the January meeting, agenda item 8, the Rule 6 parties sent a formal application to the Planning Inspector on 18th January. The process allows Gladman to respond to this application, which they have done, there is now a final opportunity for the Rule 6 parties to reply to this response by 10th February after which the Planning Inspector makes a decision. In their response Gladman has made a counter claim against the Rule 6 parties for costs to respond to the application for costs, the Rule 6 parties are required to respond to this by 14th February, the final decision on the counter claim is for the Planning Inspector to make.

8. CORRESPONDENCE

8.1. As part of the national campaign ‘Clean for the Queen’ which aims to clear up Britain in time for Her Majesty the Queen’s 90th birthday, Great Canfield Parish Council agreed to hold a litter pick on Saturday 5th March meeting at 10am at the village hall. It was suggested Cllr Mackley will take responsibility for the event, the Clerk to arrange for the litter picking equipment to be passed to Cllr Mackley and notify the village of the event. Clerk was asked to report black sacks in the ditch on Canfield Road just before its junction with Water Lane.

Signed
 Stuart Hepburn (Vice Chairman Parish Council)

- 8.2. Minutes of the Crumps Farm Liaison Meeting held on 30th September were circulated to the Parish Council.
- 8.3. Essex County Council is preparing a Replacement Waste Local Plan which will set a strategy for waste development to 2032. The latest stage in the process will see a consultation start at the beginning of March asking for comments on the soundness and legal compliance of the process only. There is an engagement event in advance of the consultation and Tricia Clifton and Henry Green from the Minerals and Crumps Committee will attend and represent the Parish Council.
- 8.4. A resident had written to the Parish Council raising concerns with markers/obstructions adjacent to the Highways and the damage to verges at Church End as a result of building works; there have been other instances notified to the Parish Council in recent months. After some discussion the Parish Council was of the view that it is neighbourly where building works are taking place to make good and reinstate the verges either directly in front of the property or on the opposite side, when the appropriate weather conditions allow. The Clerk was asked to include this information in the newsletter and to contact the resident at Church End asking them to consider repairing once the works are completed.

9. PLANNING

9.1. Applications

Application No	UTT/15/3657/FUL
Development	Proposed 2 no. agricultural buildings
Location	Lake View Farm Fitzjohns Lane

During discussions it was noted the condition of the narrow private lane approaching Lake View Farm is becoming unsuitable for the size and scale of vehicles. Cllr Barlow proposed that the Parish Council makes no comment on this application, this was seconded by Cllr Jewell with all in favour.

Application No	UTT/16/0082/HHF
Development	Proposed ground floor extension and alterations to rear utility room and rear first floor dormer window
Location	Keepers Cottage 3 Ashfields Farm

Cllr Hepburn proposed that the Parish Council makes no comment on this application, this was seconded by Cllr Barlow with all in favour.

Application No	UTT/16/0131/HHF
Development	Proposed two storey extension
Location	Bacon End Farm Bacon End Road

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

Application No	UTT/15/3005/FUL
Development	Demolition of existing residential property and garage and erection of new residential property with double garage and new driveway.
Location	Three Trees Canfield Nursery Bullocks Lane

Cllr Barlow proposed that the Parish Council makes no comment on this application, this was seconded by Cllr Hepburn with all in favour.

Application No	UTT/16/0111/OP
Development	Outline application, with all matters reserved, for the erection of 1 no. dwelling
Location	Land Adj. Hellmans Cottage Green Street

Signed
Stuart Hepburn (Vice Chairman Parish Council)

Cllr Barlow proposed that the Parish Council objects to this application for the reasons summarised below, this was seconded by Cllr Hepburn with all in favour.

The land proposed for development is currently in the curtilage of the listed building, Hellmans Cottage and the application proposes to site this new dwelling between this property and an adjacent listed property Black Barn. The Parish Council objects to any development that adversely affects the setting of listed buildings and sees this application as contrary to UDC Local Plan policy ENV2 and GEN2.

The Heritage Statement states the intention is to erect a Granny annexe. The Parish Council is concerned that the information submitted with the application does not support this intention and shows a separate access, and the division of the existing site to create a new dwelling with separate garden. This does not fit with the principal of a Granny annexe which should be ancillary to the principal dwelling and share access and garden facilities. The application appears to be for a new dwelling separate from Hellmans Cottage and not an annexe.

Assuming this is a new dwelling, the Local Plan states there is no policy on infilling outside development limits because any infill would be considered in the context of policy S7, where permission will only be given for development that needs to take place or is appropriate to a rural area. The Parish Council is not aware of any further reasons why this development needs to take place (no information on personal circumstances are included with this application), developments on small parcels of current garden are not deemed appropriate in this rural setting. It is of the view this application is contrary to Uttlesford Local Plan policy S7.

Whilst the Parish Council accepts this is an outline planning application, it is of the view the information, including diagrams not to scale are too simplistic to make any specific comments, however it is concerned with the position of the proposed access which is on a narrow stretch of Green Street close to a natural bend in the road, the Parish Council is of the view this would compromise Highway safety.

9.2 Decisions

Application No	UTT/15/3508/HHF
Development	Proposed single storey side extension
Location	Little Bullocks Farm
Decision	Refuse

9.3 Canfield Nursery – The Clerk confirmed no specific instructions were given to the Parish Council’s Solicitors asking them to draw up documents for the transfer of the land adjacent to the new access and between Lime Tree Lodge and Ashcroft, the request from the Parish Council to acquire this land had been acknowledged by the agent but not the applicant. It was further noted no correspondence was received from the applicant or agent to transfer the ‘wildlife area’ referred to in discussions and stated on behalf of applicant at the Planning Committee meeting; it is understood all the land has now been sold. As a result of the land sale, Cllr Barlow proposed that in addition to the advice already received the Parish Council contacts its Solicitors notifying them of the transfer of the land and seeking their reassurance that the easement is still sound should it be challenged. Furthermore, Cllr Barlow suggested the Parish Council writes to Ms Jopson (who is the Grantor in the easement with the Parish Council) reminding her of her obligations as regards the easement. This was seconded by Cllr Jewell with all in agreement.

Cllr Barlow leaves the meeting due to family commitments.

10. REPRESENTATIVES REPORTS

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

10.2. Highways/Road Safety

10.2.1. Further to correspondence with County Cllr Barker, Cllr Easter proposed that the Parish Council submits a request for a weight restriction for High Cross Lane to limit oversized vehicles using Bacon

Signed
Stuart Hepburn (Vice Chairman Parish Council)

End, to the Uttlesford Highways Panel for consideration, this was seconded by Cllr Hepburn with all in favour.

10.2.2. The discussion continued on oversized vehicles using inappropriate lanes and not being able to safely turn. A further area of concern is Bullocks Lane where vehicles use sat navs which direct them down Bullocks Lane to the inappropriate byway where they have no option but to turn round. Cllr Hepburn proposed that a request is sent to the Uttlesford Highways Panel asking if a 'No Through Road' or similar sign could be put up at Bullocks Lane to prevent vehicles using this route.

10.2.3. The Clerk was asked to chase outstanding Highways issues, pot holes in the passing places on Water Lane and the dip in the road adjacent to Fanns Cottage.

10.3. Crime Prevention/Neighbourhood Watch – Nothing to report

10.4. Tree Warden

10.4.1. The Clerk has been in discussion with Essex Arboriculturist who continue to suggest the tree is not on Highways land. The Clerk has asked that appropriate action is taken by Essex Highways on the landowner to remove the tree.

11. FINANCE

13.1 Cheques for Approval

<i>PAYMENT TO</i>	<i>VALUE</i>
Allison Ward - Parish Clerk January 2016	£166.91
Great Canfield Community Trust – Hall Hire Oct –Dec 15	£81.00

12. ITEMS FOR THE NEXT AGENDA – Nothing in addition

13. DATE OF NEXT MEETING Monday 14th March 2016 at 8pm in the village hall.

TIME AND CLOSE OF MEETING 9.45pm

Allison Ward
Parish Clerk 01245 231798

Signed
Stuart Hepburn (Vice Chairman Parish Council)