

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 8th June 2015

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

10 members of the public (3 remaining for the whole meeting)

1. Cllrs Stuart Hepburn and Jenny Jewell signed the Declaration of Acceptance of Office and consent to receive the Council summons and agenda electronically; these will be held on file by the Clerk. Completion for Cllr Michael Knight will be carried forward to the next meeting.
2. APOLOGIES FOR ABSENCE were received from Cllrs Virginia Barlow, Keir Donald and Michael Knight and accepted by the Parish Council.
3. PUBLIC FORUM

Following the notification of the appeal by Gladman and a request for additional comments, a resident had circulated details of a possible Planning Consultant who would charge £1,000 to prepare a response for 22nd June deadline and thereafter £60 per hour to liaise with Uttlesford and prepare for and attend the inquiry which is scheduled for 5 January 2016. A discussion took place on why it was necessary to hire a planning consultant and it was appreciated that with Gladman putting up their own legal and professional experts the parish requires a more technical and qualified response and someone with the ability to professionally challenge their team. A resident asked if the Parish Council could check to ensure Uttlesford were planning to vigorously defend the case.

A resident asked for clarification on agenda item 7.4, which was given by the Chairman.

A resident raised concerns with the discussion that had been reported at the April Parish Council meeting, item 12.2 concerning members of the public straying from footpaths. Concerns being that a number of way markers are missing and fields cropped which prevents people from staying on the marked footpath. It was confirmed the incident related to a specific area and residents are asked to report or forward to the Clerk for reporting any problems with footpaths.

4. DECLARATIONS OF INTERESTS FOR THIS MEETING – None
5. MINUTES OF THE ANNUAL PARISH COUNCIL MEETING 11th May 2015 were approved and signed by Cllr Mackley as a true record.
6. DISTRICT AND COUNTY COUNCILLORS REPORT – Apologies were received from County Cllr Susan Barker and District Cllr Keith Artus.
7. PLANNING

7.1. Gladman Development – Appeal

Gladman have appealed, reference number APP/C1570/W/15/3006725 against the decision by Uttlesford to refuse planning permission for up to 211 dwellings on land west of Canfield Road. The appeal will be heard as an inquiry and any comments in addition to those submitted to Uttlesford in response to the original planning application must be sent to the Planning Inspectorate by 22nd June. Takeley Parish Council has confirmed their support to defend the appeal and has requested a joint meeting with Great Canfield Parish Council and residents on Wednesday 10th June, Cllrs Easter and Mackley to attend.

Cllr Mackley proposed that Great Canfield Parish Council forms a joint committee with Takeley Parish Council and residents in order to ‘fight’ the appeal and that this Parish Council contributes an amount of

Signed
 Robert Mackley (Chairman Parish Council)

£2,000 towards the joint costs, this was seconded by Cllr Easter with all in favour. Cllr Barlow is preparing a response from the Parish Council to the Planning Inspectorate and it is noted that recent appeals against Uttlesford which have been dismissed by the Planning Inspectorate contain useful additional information that is relevant to this appeal, including confirmation on 5 year land supply and the proximity of the site to a listed building. It was not felt necessary to engage a Planning Consultant for this response, however this is subject to further discussion at the joint meeting. The Clerk will circulate this additional information to residents to guide any responses they may wish to submit.

The Clerk was asked to contact Uttlesford to confirm the position they intend to take on this case.

7.2. Applications – None

7.3. Decisions

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

7.4 The Parish Council notified Uttlesford of a possible breach of planning at Hellmans Cottage, Haydens End. The issue is a building appears to be being built which is not in accordance with the recently approved planning application UTT714/0141/FUL.

7.5 Uttlesford has confirmed the enforcement file for Canfield Nursery. ‘mobile home on land and being used as residential accommodation’, has been closed following a site visit where the land owner was confirmed as being compliant with the terms of the inspector’s decision.

8. PROGRESS UPDATE

8.1. Cleaning of the village sign, carried forward to next meeting.

8.2. Cllr Easter confirmed the new notice board is due to be installed at Hope End.

9. CORRESPONDENCE TO NOTE

9.1. An outline plan of the Canfield Nursery site showing the proposed position of the 7 houses has been received by the Parish Council and circulated to residents. When the formal notification of the application is received from Uttlesford the Parish Council will call an Extraordinary Meeting for residents and arrange for the Agent to be present to respond to any questions.

9.2. Essex County Council are holding an engagement event on 19th June as part of their work to prepare a Replacement Waste Local Plan.

10. TERMS OF REFERENCE FOR MINERALS AND CRUMPS FARM COMMITTEE

Cllr Mackley began by thanking Tricia Clifton, John Creecy and Henry Green for their work to date on Crumps Farm, Waste and Minerals Plans and asked if they were willing to continue in this role; this would be as an advisory committee of the Parish Council, all agreed. The Clerk had circulated a draft terms of reference for this committee and with some minor amendment this was agreed by the Parish Council. Clerk to update and circulate.

11. REPRESENTATIVES REPORTS:-

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

11.2. Highways/Road Safety

Signed

Robert Mackley (Chairman Parish Council)

11.2.1. Clerk continues to chase Highways for an update on progress with the speed limit reduction at Bacon End.

11.2.2. Clerk is chasing Highways for a response to the missing weight limit signs at High Cross Lane.

11.2.3. Outstanding is the verification of the access width from the highway at Hellmans Cottage, with reference to the planning application.

11.2.4. Clerk to discuss with Highways the work to reinstate the verges on Lower Road and the road to the B184 following the closure of the bridge on Canfield Road and the resultant large holes created on the sides of the road and passing points as a result of diverted traffic.

11.2.5. The Clerk to report the drop in the road alongside Fanns Cottage.

11.3. Crime Prevention/Neighbourhood Watch – The Parish Council was updated on a recent break in at Church End. The Clerk was asked to invite the PCSO to a Parish Council meeting.

11.4. Tree Warden

11.4.1. The information from Essex Highways and residents is not in agreement regarding the ownership of the dead tree at Hellmans Cross. Clerk to go back to Essex with this information and if necessary request a site visit for the relevant parties.

11.4.2. A resident has reported a leaning tree on Green Street. Cllr Donald has inspected and suggests the tree has grown in this position and therefore cannot be staked to an upright position.

12. FINANCE

12.1. Cheques for Approval

PAYMENT TO	VALUE
Allison Ward - Parish Clerk May 2015	£168.47
Zurich – Annual Insurance	£280.65
Great Canfield Community Trust – Hall hire quarter 1	£54.00

12.2. The Internal Auditor has completed the review and notes the two points below. Cllr Mackley proposed that these points are approved and noted, this was seconded by Cllr Easter with all in agreement.

12.2.1. The payment to Foxley Joinery for the noticeboard was not included in the relevant monthly finance schedule, March 2015. Proposal required to retrospectively approve a payment made in March for £1,236 inc. VAT.

12.2.2. A vat claim for £11 on a payment to Forefront Signs made via Clerks expenses has not been claimed on the 2014/15 return and has been overstated in expenditure by this amount. It is suggested that this is adjusted in the 2015/16 accounts.

13. ITEMS FOR THE NEXT AGENDA

14. DATE OF NEXT MEETING Monday 13th July 2015 in the village hall.

TIME AND CLOSE OF MEETING 9.30pm

Allison Ward
Parish Clerk 01245 231798

Signed
Robert Mackley (Chairman Parish Council)