

Great Chesterford Parish Council

Minutes of a Parish Council Meeting held on Tuesday 7th December 2021.

Present	Chair Tom Newcombe, Councillors David Hall, Mike Mitchell and Sharon Tricerri.
In Attendance	Two members of the public and Amanda Lindsell, Clerk to the Council.

Chair Newcombe welcomed everyone to the meeting and thanked the Clerk for her time with the Council and wished her well in her new role.

21/152 APOLOGIES FOR ABSENCE

Apologies for absence were received and noted from County Cllr Paul Gadd and District Councillors Neil Gregory and Richard Pavitt.

Apologies for delayed arrival were received and noted from Cllr Simon Cleary.

21/153 DECLARATIONS OF INTEREST

Cllr Redfern declared a personal interest in agenda items 21/157i, 21/157ii, 21/157iii, 21/157v, 21/157vi and 21/157vii as a friend of the applicants.

Chair Newcombe declared a pecuniary interest as a partner at Birketts.

21/154 MINUTES OF THE LAST MEETING

The minutes of the November Parish Council meeting were approved by Councillors as an accurate representation and signed by Chair Tom Newcombe.

Cllr Penny McCullough joined the meeting.

21/155 CO-OPTION OF NEW COUNCILLOR

None.

The Council agreed that a message should be distributed to residents on Facebook, the Googlegroup and in The Broadsheet requesting assistance and support in managing the ongoing lists of tasks undertaken by the Parish Council who are unable to cope given the current levels of assistance. Cllr McCullough agreed to draft and circulate a document reminding residents of the different levels of Councils and related responsibilities.

21/156 PUBLIC PARTICIPATION

Members of the public made the following comments;

i. A representative from the Community Centre confirmed his attendance to ensure that the Parish Council included a grant to the Community Centre in their 2022/23 budget. Cllr Mitchell confirmed that he has emailed the representative and other members of the Community Centre Committee explaining that Parish Council policy states that a grant application can only be considered once the Council have received a completed application form detailing the project for which the grant is required and including a copy of their accounts for the previous financial year.

Chair Newcombe asked what figures would be involved and the representative said that the pavilion, changing rooms and showers are provided mainly for the Cricket Club, which doesn't bring any income for this part of the building and the Community Centre has proposals to convert this part of the building for other use. The representative said that the original grant agreed when the building was put up was to cover such related pavilion costs, and Cllr Mitchell asked whether this is recorded in any official minutes.

The representative said that the 2020 accounts have just been approved, and the Clerk asked what reserves are currently held in their accounts. This information was not shared.

Cllr Redfern clarified that the Parish Council intention had always been to have a figure set aside in case it was needed, but it is minuted that the Community Centre was always intended to be self-funding.

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The representative confirmed that community users pay a reduced hire rate and Cllr Redfern asked whether the rate they pay covers their costs. The representative confirmed that it does not as they don't want to price clubs out of using the community centre.

The Council agreed to have this as an agenda item for next meeting and requested details of Community Centre use, charges, whether it is self-funding and an associated grant funding application, alongside the copy of the accounts.

Cllr Simon Cleary arrived.

Cllr Hall requested that the Community Centre Committee produce details setting out its current position in relation to the entirety of the building to enable the Parish Council to make an informed view.

It was noted that County Cllr Paul Gadd has submitted a report, attached to these minutes as appendix one, within which he detailed the resident's complaint regarding the condition of the path and lack of lighting between Rose Lane and Thorpe Lea. As has been explained on several occasions, this path is privately owned by the Marquis of Bristol and is not under the Parish Council or Essex Highway's jurisdiction. The Parish Council fought to achieve this access into the village for those that want to use it and prevent residents having to walk all the way around to access the village. It was agreed that the Clerk would feed this back to County Cllr Gadd.

21/157 PLANNING

The following comments were agreed in response to planning applications;

i. UTT/21/3417/HHF – 4 Eastgate, Newmarket Road, Great Chesterford

Two storey rear extension – No objection but the Council strongly suggest that archaeology is a key consideration, alongside access to no. 5 Eastgate.

ii. UTT/21/3388/LB – Chesterford House, High Street, Great Chesterford

Proposed two storey side extension with attic rooms. Subdivision of dwelling into 3 no. individual dwellings. Creation of new window and external doors, replacement of existing door with windows and landscaped gardens. Internal and external alterations including addition of internal partitions and door, creation of new staircase, demolition of walls/partitions – Object to the extension to enable the building to be further separated, with the principle concern being the proposed new access. The Parish Council believes that the current access should be maintained and are concerned that the landscape masterplan does a poor job of splitting the garden and does not include the new extension within it's detail. Were UDC minded to approve the application then the materials must be like for like.

iii. UTT/21/3387/FUL - Chesterford House, High Street, Great Chesterford

Proposed two storey side extension with attic rooms. Subdivision of dwelling into 3 no. individual dwellings. Creation of new window and external doors, replacement of existing door with windows and landscaped gardens - Object to the extension to enable the building to be further separated, with the principle concern being the proposed new access. The Parish Council believes that the current access should be maintained and are concerned that the landscape masterplan does a poor job of splitting the garden and does not include the new extension within it's detail. Were UDC minded to approve the application then the materials must be like for like.

iv. UTT/21/3373/FUL - Chesterford House, High Street, Great Chesterford

Erection of 2no. dwellings with new access off Walden Road (amended scheme to that approved under planning permission UTT/21/0262/FUL) - Agreed to maintain strong objection due to the unsafe highways access on to Walden Road.

v. UTT/21/3341/HHF – 11 South Street, Great Chesterford

Proposed loft roof lights – No comments.

vi. UTT/21/3324/HHF - 4 Eastgate, Newmarket Road, Great Chesterford

Proposed cart lodge - No objection but strongly suggest that archaeology is a key consideration, alongside access to no. 5 Eastgate.

vii. UTT/21/3237/HHF – The Delles, Carmen Street, Great Chesterford

Replacement like-for-like ground floor front bay window, first floor front bedroom window and first floor front bathroom window – Support the replacement like for like timber windows.

The following Uttlesford District Council planning decisions were noted;

viii. UTT/21/2997/DOC – The Old Elm Tree, Church Street, Great Chesterford

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Application to discharge condition 3 (Biodiversity enhancement layout) attached to UTT/21/1316/HHF – Discharge conditions in full.

ix. UTT/21/3005/DOC - The Old Elm Tree, Church Street, Great Chesterford

Application to discharge condition 2 (materials) attached to UTT/21/1317/LB – Discharge conditions in full.

x. UTT/21/2975/CLLB – The Close, Church Street, Great Chesterford

Like-for-like replacement bedroom and bathroom window – Refused.

xi. UTT/21/2858/HHF – 9 Ash Green, Great Chesterford

Garage conversion, front porch, internal alterations with associated fenestration changes – Approved with conditions.

xii. UTT/21/0515/LB - Old Post Office, South Street, Great Chesterford

Proposed two storey rear extension and internal alterations – Withdrawn.

xiii. UTT/21/0514/HHF - Old Post Office, South Street, Great Chesterford

Proposed two storey rear extension and internal alterations – Withdrawn.

21/158 FINANCE

i. The Clerk presented a statement of accounts and reconciliation to cash books for the Parish Council current and deposit accounts which were agreed and signed.

The following transactions;

Wybone – 2 x dog waste bins - £470.38

E.On Streetlighting October - £548.99

Euro Electrical Services -Scout Hut - £666.00

Chesterfords Community Centre – hall Hire - £18.00

Salaries November - £1832.65

Essex Pension Fund November - £581.98

were agreed for payment.

ii. The 2022/23 Budget was agreed at £134,526.

iii. The 2022/23 Precept was agreed at £95,000.

21/159 NURSERY

i. The Council resolved to carry out agenda item 21/159ii in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

The public were excluded from the meeting for the consideration of item 21/159ii.

21/159 Nursery (Part 2)

ii. Cllr Mitchell detailed recent progress and the Council agreed that Cllr Mitchell would continue to investigate financial implications and next steps and proceed with funding applications.

The meeting reopened to the public.

21/160 MATTERS FOR FURTHER DISCUSSION

Land at Pilgrim`s Close – Cllr Mitchell to write to the resident

Parish Council land play area – Letter to be distributed to local residents making clear that this is private land for use by the community and that any possessions currently on the land must be removed.

21/161 DATE OF NEXT MEETING

The next meeting of the Parish Council will be held at 7.30pm Wednesday 12th January 2022.

The meeting closed at 10pm.

Approved as accurate 9 February 2022