

# Great Chesterford Parish Council

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## Minutes of a Parish Council Meeting held on Wednesday 10th April, 2019

<b>Present</b>	Chairman Neil Gregory, District Cllr Julie Redfern, Cllrs Gareth Bevens, David Hall, Mike Mitchell and Tom Newcombe.
<b>In Attendance</b>	4 members of the public and Amanda Lindsell, Interim Clerk to the Council.

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### **19/048 APOLOGIES FOR ABSENCE**

Apologies for delayed arrival were received and accepted from Cllr Rachel Thackray.

Apologies for absence were received and accepted from Cllrs Penny McCullough and Sharon Tricerri.

### **19/049 DECLARATIONS OF INTEREST.**

District Cllr Redfern - member of Uttlesford District Council.

### **19/050 MINUTES OF THE LAST MEETING**

The minutes of the March Parish Council Meetings were approved by Councillors as an accurate representation and signed by Chairman Neil Gregory.

### **19/051 PUBLIC PARTICIPATION**

Matters raised included;

i. Concerns were voiced over UTT/19/0573/OP - Land to the South West of London Road, Little Chesterford, and the public noted that Great Chesterford has already contributed significantly to the district housing stock with a 27% increase in properties in the parish in recent years.

ii. Concerns were raised that the school is full and that residents of new homes currently being built will be unable to access places. District Cllr Redfern confirmed that classes are full at the school, but that the school has a small surplus of reception places year on year and are anticipating a cohort of thirty or less for the foreseeable future.

Cllr Hall noted the Axis response to consultation feedback over concern for school places; "The Applicant will consult with ECC to discuss their requirements in relation to community infrastructure, including education, and identify appropriate developer contributions to be made."

iii. The Council were asked if they would be organising a spring litter pick. District Cllr Redfern resolved to coordinate the litter pick.

#### **Cllr Thackray arrived.**

iv. An update on the nursery site was requested. Cllr Mitchell confirmed that the Department for Education has been in dialogue with Essex County Council and the original funding agreement has been cancelled. The project has been stalemated resulting from disputes between the parties plus problems with the archaeological dig. An arrangement has been agreed in principle with ECC and the Parish Council to ensure completion of the build including ECC s106 funding. There have been, and continue to be many issues, but ECC have been extremely cooperative and positive.

Chairman Gregory expressed the Council's thanks to the Parish Council team, County Cllr Ray Gooding and his ECC team for their hard work to move the project forward.

### **19/052 PLANNING**

iv. UTT/19/0573/OP - Land to the South West of London Road, Little Chesterford

Outline application with all matters reserved except for access for the development of up to 76 dwellings, including provision of vehicular and pedestrian access, public open space and hard and soft landscaping.

It was agreed that the Council strongly objects to this speculative application on the following grounds;

a. This site was dismissed as unsuitable from the original call for sites in 2015 due to the detrimental loss of agricultural land and diminished sense of place.

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b. This unsustainable site is in the parish of Little Chesterford, but the reality of the proposal would be that residents would overwhelm Great Chesterford facilities such as doctors and schools, already under strain from significant local development of approximately 27% in the last 5 years, with no infrastructural support, not helped by any precept generated by the development going to Little Chesterford Parish Council.

c. The coalescence between Little and Great Chesterford is contrary to the NPPF, the two parishes are different and distinct and wish to remain so.

d. The location of the vehicular access to the site, outside the village speed limit and village boundary, on a long, straight stretch of road in the countryside where speeding is commonplace is unacceptable, and unsafe and as such is contrary to NPPF policies S7 and HI.

e. The proposal lacks sufficient open space provision and is unsustainable due to the considerable distance from the proposed development to facilities or services within either Little or Great Chesterford with unsuitable, poorly maintained access routes. The Council would have expected the proposal to include the addition of footpaths, a crossing, traffic calming measures, a play park and a cycle path following the representations made in November in response to the consultation.

f. The prominent site would have a huge visual impact as it is seen from every direction and would more than double the number of properties within the parish of Little Chesterford.

g. Vehicles accessing employment sites will drive through Great and Little Chesterfords, Ickleton, Littlebury or past Audley End, encouraging rat runs past historic buildings and through communities.

h. The noise and vibration survey carried out on behalf of AXIS shows that the site is unfit for human habitation due to noise and vibration from both the railway, M11 and London Road, B1383. The consultants appear to circumnavigate this issue without addressing it, claiming that normal sound insulation would suffice for the houses facing the road, except better glazing etc would be necessary and gardens and amenity areas would need solid barrier screening and that the houses by the railway line would need special foundations isolating the houses from the ground.

i. The proposal is a car dependent development, as only train commuters could walk to their departure point, there are no suitably located bus stops for residents and as such is contrary to NPPF policy 102(c). It was resolved that Cllr Newcombe would circulate a draft response to the application for agreement.

i. UTT/19/0683/HHF - 9 Ash Green, Great Chesterford

Proposed single storey front extension, garage conversion and alterations. It was agreed that the Council does not object to this application but raises concern about the impact of the proposal on parking in the vicinity.

ii. UTT/19/0548/HHF - The Old Tower, High Street, Great Chesterford

Section 73A Retrospective application for the erection of fencing. It was agreed that the Council would request that as it is located within the conservation area, that the hedge is replaced with an indigenous native full size hedge to screen the fence.

iii. UTT/19/0108/FUL - Field Farm, Field Farm Drive, Great Chesterford

Proposed grain store. It was agreed that the Council has no objection to this application.

v. UTT/18/2969/FUL - Land at Chesterford House, High Street, Great Chesterford

Erection of 2 no. proposed dwellings with new access off Walden Road. It was agreed to reiterate the Council's previous comments to this application "Great Chesterford Parish Council objects strongly to this application on the basis of highway safety and notes the additional traffic generated by the concurrent application on the site exacerbating this safety issue" and notes the alternative access available from the site onto the High Street.

The Council also confirms that there has already been a two car accident from the neighbouring new development with access on to the Walden Road.

The following planning decisions were noted;

vi. UTT/19/0298/HHF - 4 Four Acres, Great Chesterford

Erection of single storey rear extensions and internal alterations to shower room and garage. Approved.

vii. UTT/18/2752/FUL - The Close, Church Street, Great Chesterford

Proposed erection of a detached 5 bedroom dwelling and two bay cart shed and studio. Formation of new vehicular access. Approved.

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viii. UTT/18/1435/HHF - Bishops House, Church Street, Great Chesterford.

Erection of a timber pedestrian bridge across the River Cam for domestic use associated with the dwelling house. Approved.

ix. UTT/18/2333/HHF - The Stable, Newmarket Road, Great Chesterford

Single storey front and rear extension together with associated alterations and landscaping proposals.

Approved.

x. UTT/18/3510/LB - The Old Elm Tree, Church Street, Great Chesterford

The addition of a window to the rear, an alternate tread staircase and glazed balustrade to existing mezzanine.

Approved.

xi. UTT/19/0005/HHF - New Farmhouse, Carmel Street, Great Chesterford

Retrospective application for rendering and painting of existing modern garden brick wall on an external face alongside public highway pavement. Approved.

xii. UTT/19/0062/HHF - 65 Jacksons Lane, Great Chesterford

Section 73A Part retrospective application for amendments to alterations, extension and loft conversion as approved under UTT/16/0413/HHF - Change to roof over kitchen/dining room and cloakroom to a mono-pitched roof, roof lights and inverted dormers. Approved.

xiii. UTT/19/0139/DOC - 2 Bristol Cottages, High Street, Great Chesterford

Application to discharge conditions 2(external finishes) and 3(drawing/design/materials size) attached to UTT/18/0234/HHF dated 21.06.2018. Discharge conditions in full.

xiv. UTT/19/0202/DOC - Cheston House London Road Great Chesterford

Application to discharge Conditions 1 (archaeology) and 2 (hard and soft landscaping) attached to

UTT/18/1949/FUL dated 4 October 2018. Discharge conditions in full.

## 19/053 FINANCE

i. The clerk presented a statement of accounts and reconciliation to cash books for the Recreation Ground Trust and Parish Council which were agreed and signed.

The following transactions;

300202 - HMRC - PAYE & NI contributions - £244.69

300203 - Universal Fencing - new gate & bollards - £1515.36

300204 - Padlock for new gate - £78.90

300205 - Ridegones - fence posts £60.98

300206 - Chesterfords Community Centre - hall hire - £11.00

300207 - Birketts LLP - nursery legal advice - £1287.60

300208 - Padlock for nursery gate - £20.00

300209 - UDC green waste skip April-Dec 2019 - £2244.00

300210/211/212/214 - Salaries + expenses - £3423.55

300213 - Essex Pension Fund - £1038.40

300216 - Royal British Legion surplus TBNT event - £567.50

300217 - Neighbourhood Planning training - £24.00

300218 - EALC/NALC affiliation 2019/20 - £396.34

300219 - RCCE - annual membership 2019/20 - £72.60

were approved for payment from the Parish Council current account alongside the following online payments;

DD - Bank service charge - £18.00.

DD - E.On streetlights - £475.75

The following transactions;

300030 - Parkers Pitches - fertiliser football pitch - £330.00

300031 - Parkers Pitches - verti-draining cricket pitch - £420.00

were approved for payment from the Recreation Ground Trust account.

ii. It was agreed to approve the asset register at the May Council meeting.

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iii. It was resolved to make an ex-gratia payment equivalent to seven weeks pay for long and loyal service to the Parish Council, to the wife of the late Clerk.

## **19/054 OPEN SPACES**

- i. The new gate and locking system has been installed on the Recreation Ground.
- ii. Silver birch saplings donated by Stansted Airport as part of their Biodiversity Week have been planted to fill the gaps in the tree line.
- iii. Five fence posts have been repaired around the play park, with ten more requiring work.
- iv. The council agreed that they do not feel that it is necessary to install a gate on the footbridge exiting the Recreation Ground onto Carmen Street.
- v. Works on the skate park are scheduled to commence shortly.
- vi. Cllr Mitchell confirmed that he is seeking further quotations for the pollarding of the tree near the footbridge on the Recreation Ground.
- vii. It was agreed that Cllr Bevens would investigate smaller, more rural signage for the cross country route, with a more substantial sign for the start and finish.
- viii. It was agreed that replacement of the notice board would be considered at the May council meeting.
- ix. It was agreed that Aubrey would consider works necessary on the village sign.

## **19/055 NEIGHBOURHOOD AND LOCAL PLAN**

Cllr Hall detailed Historic England and South Cambs District Council's support for the Parish Council's opposition to the Local Plan in UDC's Local Plan examination page.

Cllr Thackray confirmed that theme owners are now writing up objectives, policies and justifications. Cllr Thackray is meeting with Cllr Wilkinson from LCPC and Rachel Hogger from UDC to oversee the theme areas, which will then be written into a draft and circulated to the Council mid May. The overall timeline will then be reviewed, including public consultation and event planning.

It was agreed that an update would be given at the Annual Parish Meeting 22/05/19.

Cllr Thackray detailed £5000 for Great Chesterford and £2,500 for Little Chesterford funding available from UDC for assistance with the Neighbourhood Plan. Cllr Thackray confirmed that Hannah Hellier has agreed to coordinate events, write up meetings and assist with administrative tasks.

## **19/056 ASSETS OF COMMUNITY VALUE**

It was resolved to review the assets of community value at the May Council meeting.

## **19/057 SUMMER EVENT**

It was agreed that the Council would welcome detailed proposals from those wishing to host a summer event.

## **19/058 MATTERS FOR FURTHER DISCUSSION**

- i. Welcome Trust meeting.
- ii. APM 22/05/19 - UDC Community officer
- iii. Permission for chip van - it was agreed that the chip van does not need the Council's permission to visit Great Chesterford.
- iv. Website - clerk to contact Collette.
- v. Memorial.
- vi. Speedwatch update.
- vii. Chesterford Research Park and Welcome trust invitation to meetings.

## **19/059 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held at 7.30pm on Wednesday 8th May, 2019.

**The meeting closed at 10.12pm.**

**Chair Person;  
08/05/19**