

# Great Chesterford Parish Council

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## Minutes of the Parish Council meeting held on Wednesday, 10 April 2024

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| <b>Present</b>       | Councillors Tom Newcombe (Chair), Amanda Cooper, Penny McCullough, Mike Mitchell, Julie Redfern, Matt Rowan, Rachel Thackray and Sharon Tricerri. |
| <b>In Attendance</b> | District Councillor Neil Gregory, Kate Stacey, Clerk to the Council and two members of the public.  |

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### **24/34 Apologies for Absence**

No apologies had been received.

### **24/35 Declaration of Interests**

Cllr Newcombe reported that he was a partner at Birkett's. Cllr Redfern reported that she had a personal interest in items 24/39 b i and ii (planning applications) as a friend and family member respectively.

### **24/36 Minutes of the Last Meeting**

The minutes of the 20 March 2024 Parish Council meeting were approved and signed by the Chair.

### **24/37 Public Forum**

Two members of the public attended the meeting. One resident provided comments on the planning application at agenda item 24/39 b i. One resident raised concerns at the increasing level of crime in the Village. Cllr Newcombe reported that he had been in communication with the local police who were overstretched but were intending to increase their visual presence in the area. It was suggested that a Neighbourhood Watch group might be restarted in the Village if a resident was willing and able to lead this initiative.

### **24/38 County and District Councillor's Reports**

The reports were received. Cllr Gadd (ECC) did not attend the meeting but had submitted a written report. It was noted that it was disappointing that ECC were now only considering installing speed cameras in areas where there was speeding AND a collision history and so London Road was not considered a priority.

### **24/39 Planning**

#### **a) Current major planning issues;**

i. London Road; two developments; 76 dwellings, South West of London Road and 111 dwellings, East of London Road.

Cllr Redfern reported that Mr Papworth would provide a planting plan to Hills for the verges on London Road.

Cllr Mitchell reported a recent conversation with a resident questioning whether the road surface by way of the 75 into the village from Littlebury was the final surface. Cllr Mitchell stated that if the surface was final it was in his view inadequate. The Clerk would enquire with the developer.

ii. Boro Farm aggregate recycling facility.

It was reported that the outcome of the appeal was not yet known.

iii. Wellcome Trust Genome Campus, expansion at Hinxton.

There were no updates.

#### **b) Comments were agreed to be returned to Uttlesford District Council relating to the following applications;**

i. Proposed single storey dwelling, vehicular and pedestrian access, bin and cycle store and associated works. **Land Adjacent 24/26 Stanley Road and 11 The Elms**, Four Acres Ref. No: UTT/24/0756/FUL. **Object as per previous application in June 2018 (UTT/18/1589/FUL).**

ii. Replacement of windows to front of property. **Fairview**, Carmen St. CB10 1NR. Ref. No: UTT/24/0845/HHF. **Support with a condition that the window frames are timber.**

**c) Uttlesford District Council planning decisions**

The following decisions were noted;

i. Replacement of all windows and two sets of French doors at the rear of the property with wooden timber frames and low-profile double glazing. **2 Kings Granary**, Newmarket Rd, CB10 1PE, Ref. No: UTT/24/0039/HHF. **Approved.**

ii. Erection of first floor side/rear extension. **17 Ash Green**, CB10 1QR. Ref. No: UTT/24/0113/HHF. **Refused.**

**24/40 Finance**

i. The bank statements, a review of accounts and a list of payments were received and approved.

ii. Earmarked funding for 2024/25 was confirmed.

iii. The GCPC asset list as at 31 March 2024 was approved.

**24/41 Grants; Draft Grant strategy**

Cllr Thackray presented a draft Open Spaces grant strategy. Cllr Thackray reported that she was drafting a survey for residents to gain feedback on priorities and would be grateful for Councillors feedback on the draft within the next fortnight. It was agreed that emphasising the Village's heritage was important. It was noted that Cllr Thackray had applied for a grant of £20,000 towards play park renovation.

**24/42 GCPC draft action plan for 2024/25**

The draft plan was received and amended.

**24/43 Recreation Ground play area**

**i. Recreation Ground report**

The report was received. Cllr Mitchell reported that he was meeting with a contractor to discuss the building of the GCPC storage facility in the near future.

**ii. Draft CCTV policy**

This item was deferred to a future meeting. A draft is in circulation.

**iii. Windbreak removal; multisports area**

Cllr Newcombe reported that a resident teenager had confessed to removing the tennis court windbreak; he had given his apologies which had been accepted. It was agreed that the windbreak would be re-fixed at a cost of £150 and an additional windbreak would be attached to the currently unprotected short side of the court. Given the potential for on-going damage the idea of restricting access to multi sports area was discussed however monitoring of the CCTV was felt to be sufficient at this time.

**iv. Tennis court surface repair**

It was agreed to defer this work to a future date.

**v. The relationship between the Parish Council and Recreation Ground Trust**

This item was deferred so that a report could be received.

**vi. Bowls Club lease renewal**

Cllr Newcombe reported that the issue was complicated for a number of reasons but it was agreed that a 10-year lease would be granted with two potential break clauses. It was agreed that the annual hire fee would be raised to £150.

**24/44 Open spaces**

**i. Open spaces report**

The report was received.

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It was agreed that five plaques would be purchased for the PC's commemorative trees on the Recreation Ground and Horse River Green.

## **ii. Scouts bulb/tree planting plan**

The Scouts' planting plan was received. It was agreed that £100 would be set aside for tulip bulbs to be planted on Newmarket Road by the entrance to the community centre and up to the start of Carmen Street and also on Horse River Green. It was agreed that tree planting would not be approved at the current time until the PC had an overarching plan.

## **iii. Ditches and flood defences**

The report was received; Cllr Mitchell noted that the Village's flood defences were considered fairly sound. He noted that there had been a flooding incident in 2001 and with the rate of climate change a review had been necessary. Cllr Mitchell and Mr Gjertsen on behalf of the Community Centre would put forward a plan and costing for any possible additional work required.

Cllr Mitchell also reported that a Hyll Close resident had raised issues with clearing the ditch behind Hyll Close. The land owner has been contacted previously and Cllr Mitchell would write again to the landowner.

## **24/45 Assets of Community Value**

This item was deferred to the next meeting.

## **24/46 Nursery**

Cllr Mitchell gave an update on progress with the Nursery. As reported at the January and March 2024 PC meetings the PC was working closely with ECC about the technical assessment of the existing building and funding for the building's completion from s106 Early Year Funds arising from recent building developments in the village. Cllr Mitchell reported that ECC had been slow to sign off release of these funds. The officers within ECC had decided to release the funds but internal procedures require the sign off from two ECC Councillors. This had now been done by one Councillor and they anticipate the final signature later in the week. Notwithstanding this delay, the PC has instructed its surveyors to proceed to the next stage of planning for the building and completion of the archaeology work on site as soon as possible.

The delays incurred in relation ECC assessment of the PC's surveyor's planning and final sign off of funds have pushed back the anticipated completion date for the building to Q1 of 2025. This delay is unfortunate but the PC is reassured that the redesigned building has been assessed by two independent surveyors with similar cost estimates.

Notwithstanding this delay, the PC has instructed its surveyors to proceed to the next stage of planning for the building and completion of the archaeology work on site as soon as possible. The PC discussed and passed a resolution in relation to these issues.

i. It was resolved to carry out agenda item 24/46ii in closed session 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.

ii. To receive a confidential update.

## **24/47 Matters for Further Discussion**

### **Village beacon**

To decide whether a new beacon is required (in particular for D Day in June).

## **24/48 Date of Next Meeting**

It was noted that the next regular meeting would be held on Wednesday 8 May directly following the Annual Meeting of the Parish Council.

It was noted that the Annual Village meeting should legally be held before the end of May. Unfortunately, due to lack of Councillor availability this meeting would have to be deferred to a date in June.

The meeting closed at 9.40pm.