

Great Chesterford Parish Council

Minutes of a Parish Council Meeting held on Wednesday 11th March 2020.

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| Present | Chair Tom Newcombe, Councillors Gareth Bevens, David Hall, Wendy Martin, Penny McCullough, Mike Mitchell, Julie Redfern, Rachel Thackray and Sharon Tricerri. |
| In Attendance | County Councillor John Moran, District Councillors Neil Gregory and Richard Pavitt, 6 members of the public and Amanda Lindsell, Clerk to the Council. |

20/030 APOLOGIES FOR ABSENCE

Apologies for delayed arrival were received and noted from Cllr Gareth Bevens.

20/031 DECLARATIONS OF INTEREST

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

Councillors Hall and Redfern declared personal interests in agenda item 20/035vi, as friends or neighbours of the applicant.

Councillors Martin and McCullough declared personal interests in agenda item 20/035v as neighbours of the proposed site.

Councillor Tricerri declared a personal interest as a member of the Allotment Association.

20/032 MINUTES OF THE LAST MEETING

The minutes of the February 2020 Parish Council Meeting were approved by Councillors as an accurate representation and signed by Chairman Tom Newcombe.

Cllr Bevens arrived.

20/033 PUBLIC PARTICIPATION

Members of the public made the following comments;

- i. UTT/20/0360/FUL - Land adjacent Fairacre, Newmarket Road. Concerns raised included;
 - a. The lessening of the significance of the setting of the two Scheduled Ancient Monuments (Roman Town/Fort/Cemeteries no: 1013484 and Romano-Celtic Temple no: 1017453) due to the location of the proposed site within the visual corridor between the two monuments and the disconnection of elements of the Roman settlement.
 - b. The loss of privacy caused by the intrusive overlooking, from the 1st floor terrace and windows, to the neighbouring property's private, significantly (3m) lower sitting out area/amenity centre of the garden .
 - c. It was noted that Historic England have objected to the application.
 - d. The Archaeology and History Society fully support Historic England's comments and note that the Inspector's report on NUGV made a very strong point of the setting of the historic monuments within Great Chesterford.
- ii. UTT/20/0256/FUL - The Close, Church Street. Concerns were raised that this revised application does not fit into the vernacular of the setting of historic buildings as well as the original application.

20/034 COUNTY AND DISTRICT COUNCILLOR'S REPORTS

County Cllr Moran provided the following update;

- i. Essex Highways have revamped their online reporting tool to make it more user friendly, and it now provides updates to those who have reported issues. Please let County Cllr Moran know if there are issues with the site.
- ii. ECC budget has been set, but is likely to change as result of the Chancellor's budget announced 11/03/2020.
- iii. County Cllr Moran pledged a £1000 donation to the flag pole fund from his community initiatives pot.
- iv. Following a briefing from the Chief Medical Officer, it is confirmed that currently none of the confirmed Covid-19 cases in Essex are communal, they are all individuals who caught it elsewhere. It is anticipated that the peak is likely to be in 2/3 months. Contingency plans are being considered and currently advise social

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distancing for at risk groups, including those aged over 70 and those with long term medical conditions including diabetes, heart or lung disease, cancer or high blood pressure.

v. Cllr Bevins reported the concerns of a Newmarket Road resident who is kept awake by lorries thundering past his property, and requested County Cllr Moran's assistance in resolving the vehicle activated speed sign on Newmarket Road that is currently broken. County Cllr Moran agreed to pursue the matter.

District Cllr Pavitt detailed;

vi. Various options were discussed at the Local Government Association meeting 10/03/2020, but the general direction of travel appeared to be towards withdrawal of the Local Plan, it is considered that it would take a further 4 years to prepare a new Local Plan. It was highlighted that the plan has to be an expression of where the district wants to be in 15/30 years, rather than focussing on delivering housing numbers as has previously been the case.

vii. UDC's Investment Board has made good decisions recently on investments around the country and will be an essential part of UDC's future strategy, expanding to potentially generate £15m income.

District Cllr Gregory confirmed;

viii. The LGA consultants were enormously impressive at the 10/03/2020 meeting, noting that the transport geography of the district determines where development can take place, and unless Highways England invest millions of pounds at key junctions, nothing will change.

ix. UTT/19/2288/FUL - Bartholomew Close goes to Planning Committee at 2pm, 18/03/2020 and is recommended for approval with approved access via Rookery Close. Please advise regarding PC comments and attendance.

x. Following a long conversation with UDC's Chief Executive regarding Covid-19 there is some concern that provision of social care may be significantly degraded, and Parish Councils may need to review emergency Plans if the District Council don't have resources to maintain services.

xi. Scrutiny Committee met 10/03/2020 regarding Stephenson School Bus issues and matters are to be taken up with Ofsted regarding safeguarding and DBS issues.

xii. Cllr Redfern raised concerns regarding UDC's Investment Board borrowing £300m. District Cllr Pavitt confirmed that previously absent governance is now in place and that the cost of borrowing is extremely low. District Cllr Gregory noted that the District Council are unable to raise Council Tax by more than 2.99% and although not ideal, the books needed balancing and there were no other viable options.

xiii. Cllr Hall requested an update regarding the UDC decision on the Local Plan and District Cllr Gregory confirmed that at the full council meeting 31/03/2020 there will be an additional hour for public consultation, following which the decision will be made.

20/035 PLANNING

The following responses were agreed to be returned to Uttlesford District Council relating to applications;

iv. UTT/20/0377/DOC - Mill Cottage, Newmarket Road, Great Chesterford

Application to discharge Conditions 2 (external materials) attached to UTT/19/1489/LB - No comment.

i. UTT/20/0464/HHF - Carmelstead, Carmel Street, Great Chesterford

Removal of existing precast concrete coping stones and erection of new facing brick wall to North West boundary - No comment.

ii. UTT/20/0435/LB - Carmelstead, Carmel Street, Great Chesterford

Removal of existing precast concrete coping stones and erection of new facing brick wall to North West boundary - No comment.

iii. UTT/20/0418/HHF - 25 Jacksons, Lane Great Chesterford

Proposed demolition of existing conservatory and erection of single storey rear extension. Works to loft including raising the height of the rear gable's eaves and ridge, new roof lights and a hip to gable roof conversion to the side - No comment.

v. UTT/20/0360/FUL - Land Adjacent Fairacre, Newmarket Road, Great Chesterford

Construction of 2 no. dwellings, new vehicular access and associated parking and landscaping - It was agreed that the Council strongly objects to this application on the following grounds;

a. Development of the site would result in the permanent loss of its essential agricultural use and would negatively impact the highly sensitive historic character and appearance of the surrounding area. Paragraph 132 of the NPPF recognises that Scheduled Monuments are of the highest significance and substantial harm or loss of them should be wholly exceptional.

b. Building on this plot would affect the visual corridor linking several of the historic elements unique to Great Chesterford, the Roman Fort and Temple. This aspect has been addressed by the Government Inspector as one

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of several reasons why the North Uttlesford Garden Village proposed in the most recent Uttlesford Draft Local Plan, is inappropriate. The same reasoning applies to this application.

c. The site has been recently ruled out of The Chesterford's Neighbourhood Plan's site assessment due to its location beyond the development limits and between ancient monuments.

d. Loss of privacy issues for the neighbouring property, in contravention of ULP policy Gen 2i. as a result of the proposed first floor terrace and windows overlooking the neighbouring garden which sits 3 metres lower than the application site.

e. The buildings are not considered in-keeping with the street scene or the local vernacular.

vi. UTT/20/0256/FUL - The Close, Church Street, Great Chesterford

Proposed erection of a detached 4 bedroom dwelling and two bay cart shed and studio. Formation of new vehicular access. (Revised scheme to that approved under UTT/18/2752/FUL) - No comment.

20/036 FINANCE

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

The following transactions;

OP - Birketts - Nursery Counsel fees - £3060.00

DD - A&J Lighting (call out and repair) £139.02

OP - Rutters - silhouette printing - £186.00

OP - Birketts - Nursery legal advice - £14,507.20

OP - Electrical testing Inspection - £2070.00

OP - Chesterford Community Centre - hall hire February 2020 - £11.00

OP - Printing.com - N Plan leaflet printing - £96.00

OP - Staff salaries - February 2020- £1454.77

OP - Essex Pension Fund - £425.98

300290 - Grass cutting - £95.52

DD - A & J Lighting maintenance -£161.64

DD - E.On - Street lighting February 2020 - £450.23

were agreed for payment.

20/037 RECREATION GROUND TRUST

It was agreed that Cllr Mitchell and the clerk would meet to review the RGT documents recently located. It was noted that this matter has not yet been concluded due to the extensive work Cllr Mitchell has undertaken during the recent mediation of the Nursery site.

20/038 OPEN SPACES

Cllr Bevens declared a personal interest as a member of the Allotment Association.

It was agreed that the proposed installation of a greenhouse at the allotments is an Allotment Association decision, but that the Council would accept one well maintained communal greenhouse, to be located at the far end of the allotments, against the ditch bank.

20/039 CHESTERFORDS COMMUNITY CENTRE LIAISON

i. It was noted that a CCTV protocol draft has been received and will be reviewed by UDC.

ii. The drainage issues at the Community Centre are being addressed on Friday.

iii. It was agreed that Cllr Mitchell would co-ordinate clearance of the Scout Hut to enable the Scout Group to use the facility for storage.

20/040 VE DAY COMMEMORATION

Cllr Bevens provided an update regarding the proposed VE Day commemoration event planned for 08/05/2020, and requested an increase in budget from the agreed £2500 to £4500.

It was agreed that;

i. Little Chesterford Parish Council would be approached for a contribution to costs.

ii. Following the generous donation of a flag pole, those that have donated to the flag pole fund will be asked if they support their donation being used to help fund the VE Day event instead.

iii. Cllr Mitchell will research a suitable flag for the pole.

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iv. Clerk to confirm whether the Council insurance includes an event cancellation schedule, as given the current climate the event cannot progress without it.

It was resolved that the council will underwrite up to an additional £1250 subject to confirmation of adequate event cancellation insurance.

20/041 NURSERY (Part 1)

Cllr Mitchell detailed his and Cllr Redfern's attendance at the mediation of the nursery dispute 19/02/2020. The mediation agreement contains a confidentiality clause but it could be reported that there was agreement where Chesterford Montessori Limited relinquishes all rights, claims or interests in the partially built nursery building in Great Chesterford. This allows the Parish Council to move the project forward and liaise with Essex County Council and the Department For Education.

All main issues are resolved, although there is one minor issue outstanding and this could generate a small further legal expense.

Cllr Hall expressed the Council's gratitude to Cllr Mitchell, Cllr Redfern and Chair Newcombe for their huge efforts seeing the Council through this very difficult issue.

20/042 MATTERS FOR FURTHER DISCUSSION

- i. Multisport court use.
- ii. Ditches.
- iii. Chesterford Community Centre grant.
- iv. Offer of free trees.
- v. Meeting with UDC planners regarding S106.

20/043 DATE OF NEXT MEETING

The next meeting of the Parish Council will be held at 7.30pm on Wednesday 8th April, 2020.

Chair Newcombe then suspended the meeting for part two.

20/041 NURSERY (Part 2)

It was resolved that Chair Newcombe, Cllrs Hall, Mitchell and Redfern would prepare an update for circulation to The Chesterfords regarding the Nursery and Axis development.

It was agreed that Cllrs Mitchell and Redfern would continue liaising with ECC and DfE to move the project swiftly forward.

The meeting closed at 22.15

**Approved as a correct record of events;
01/04/2020**