

# Great Chesterford Parish Council

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## Minutes of a Parish Council Meeting held on Wednesday 11th September, 2019

<b>Present</b>	Chair Tom Newcombe, Councillors Gareth Bevens, David Hall, Mike Mitchell, Rachel Thackray and Sharon Tricerri.
<b>In Attendance</b>	Fifteen members of the public, District Councillors Neil Gregory and Richard Pavitt, and Amanda Lindsell, Clerk to the Council.

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### **19/127 APOLOGIES FOR ABSENCE**

Apologies for delayed arrival were received and accepted from Cllrs Penny McCullough and Julie Redfern.

### **19/128 DECLARATIONS OF INTEREST..**

Chairman Newcombe - partner at Birketts.

Cllr Mike Mitchell - 19/143ii - acquaintance of applicant.

### **19/129 MINUTES OF THE LAST MEETING**

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

### **19/130 PUBLIC PARTICIPATION**

Members of the public detailed their objections to planning application UTT/19/2083/FUL - Hope Cottage, Rose Lane, including;

- i. The negative impact on Rose Lane, which is within the Conservation Area, and the two heritage buildings which are only 4m away from the proposed development including overlooking and windows looking directly into neighbouring properties, reducing privacy and access to natural daylight, in contravention of the 1832 Prescription Act.
- ii. The narrow, high, modern proposed building is out of keeping with neighbouring properties.
- iii. Increased traffic on a very narrow lane with no pavement but significant footfall and which Essex Highways stated during the Thorpe Lea development has reached its development limits.
- iv. The inadequate car parking would result in visitors or second vehicles parking on the High Street which is already congested and has restrictions in places.
- v. Permission has not been sought from the home-owners with full legal right of way access across the driveway of the application site.
- vi. Significant inaccuracies within the application include;
  - a. The size and location of the concrete slab.
  - b. Claim in section 5.1 of the design and access statement that the structure would "restore the site condition."
  - c. Omission of plans to relocate the existing electricity pole and accompanying issues.
- vii. The location of the new dwelling, parking space and boundary would restrict access to the parking area for 2 Chiltern Cottages. Access for Hope Cottage and 2 Chiltern Cottages will be reduced from 6.6m to 2.5m wide, whilst the Essex Design Guide states that on this type of shared drive the lane width should be a minimum of 3m wide.
- viii. Essex Design Guide would require Rose Lane to be a minimum of 6m wide at the point where vehicles turn out onto the highway to complete the exit in one forward movement ( as require by the EDG). Entering from Rose Lane onto the narrowed driveway entrance would also necessitate a 6m turning circle, which in practise is 3.4m wide. Four off street parking spaces would be lost as a result of this development.

Chair Newcombe reminded the public that the Parish Council are statutory consultees, do not make planning decisions and encouraged residents to also submit their comments in response to planning applications to Uttlesford District Council planning department.

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A member of the public expressed their support of the Parish Council's purchase of the telephone box on South Street and offered to assist with maintenance of the box once ownership has been confirmed by BT. The clerk confirmed submission of registration to BT to adopt the telephone box, and awaits a response from BT. A member of the public confirmed that the Parish Council's consideration of a need to protect Horse River Green from unwanted vehicular access is receiving a mixed response.

**Cllr Penny McCullough arrived.**

## **19/131 CO-OPTION OF NEW COUNCILLOR**

Chair Newcombe confirmed the vacancy on the Council and invited interested parties to contact the clerk for consideration at the next meeting.

## **19/132 DISTRICT COUNCILLOR'S REPORT**

District Cllrs Pavitt and Gregory updated the council on the following matters;

- i. Stansted Airport- The planning application has been referred back to Planning Committee. Advice from QC is that revisiting the decision is not possible, although revisiting the S106 funds is open for consideration.
- ii. Local Plan - The Inspectors' response is anticipated in 4/5 weeks. The Scrutiny Committee was asked to investigate part of the Sustainability Appraisal following a complaint from a resident, and found evidence of failure to provide timely information and some misleading information, in part human error and difficult to determine intent.
- iii. Wellcome Trust - The application submitted to South Cambs District Council includes 1500 homes and a commercial site for laboratories and offices. UDC's objection to the application is mainly on transport grounds and also requests that the application should not be determined before the Local Plan decision has been made.
- iv. River Cam - The Garden Community Members Delivery Board have asked the Environment Agency to speak to members about how they are going to maintain water supply to new houses, with the River Cam already dry on delivery to Newport properties and Cow Lane residents losing their water supply at weekends due to loss of provision resulting from the Thorpe Lea development. Aquifers and sewage processing works are currently keeping the river flowing, increasing the current high pollution levels in the river. District Cllr Pavitt confirmed his intention to document what is happening with the river and pursue how the water supply is going to be maintained.
- v. Crime - Following the local increase in crime and speeding offences, a meeting has been arranged with the Chief Inspector and Roger Hirst, Police, Fire and Crime Commissioner to relay local discontent.
- vi. School buses - Following serious concerns regarding safety on school transport, County Cllr Ray Gooding has confirmed that the school bus contractors have been ordered to provide sufficient vehicles for the number of pupils using the services.
- vii. It was agreed that District Cllr Gregory would speak on behalf of the Parish Council in relation to planning application UTT/19/1725/FUL - Land at Acre Croft, High Street, Great Chesterford, when it comes before planning committee next week.

## **19/133 PLANNING**

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

- i. UTT/19/2110/NMA - 16 Meadow Road, Great Chesterford

Non material amendment to UTT/19/1399/HHF - Change window colours from white to grey as well as replace/or paint the existing white upvc windows to grey -No objections.

**Cllr Julie Redfern arrived.**

- ii. UTT/19/2083/FUL - Hope Cottage, Rose Lane, Great Chesterford

Erection of 1 no. dwelling - It was agreed that the Parish Council strongly objects to this application on the grounds detailed during public participation, and requests that District Cllr Gregory calls the application into committee if officers are minded to approve the application.

- iii. UTT/19/2152/LB - South Acre Cottage, High Street, Great Chesterford  
First floor front extension - No objections.

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iv. UTT/19/2151/HHF - South Acre Cottage, High Street, Great Chesterford

First floor front extension - No objections.

v. UTT/19/0804/FUL - Plextek Ltd, London Road, Great Chesterford

Proposed extensions and alterations as previously approved under UTT/16/0206/FUL - It was resolved that the clerk would request an extension to the period for responses to the application, to enable further background investigation, with the intention to make a decision at the October PC meeting.

The following planning decisions were noted ;

vi. UTT/19/1650/HHF - 11 The Elms, Great Chesterford

Single storey front and rear extension, conversion of garage to living accommodation and internal alterations - Approved with conditions.

vii. UTT/19/1573/HHF - South Cottage, South Street, Great Chesterford

Proposed detached garden room - Approved with conditions.

viii. UTT/19/1503/HHF - South Acre, High Street, Great Chesterford

First floor front extension - Refused.

ix. UTT/19/1489/LB - Mill Cottage, Newmarket Road, Great Chesterford

Removal of exterior cement rendering and/or plastic paint in front and back walls (interior and exterior) and replace with lime rendering; replacement of missing tile on roof and repair/replace damaged gutter and install roof ventilation; treat timber for insect infestation; exterior wall insulation and lime render on top; paint interior walls with clay based paints - Approved with conditions.

x. UTT/19/1504/LB - South Acre, High Street, Great Chesterford

First floor front extension - Refused.

xi. UTT/19/1399/HHF - 16 Meadow Road, Great Chesterford

Rear single storey extension, front porch, new windows, and internal alterations - Approved with conditions.

xii. UTT/19/1370/CLP - Chesterford House, High Street, Great Chesterford

Conversion of existing storage building and garage into residential use including link extension - Approved with conditions.

xiii. UTT/19/1152/HHF - 12 Pilgrims Close, Great Chesterford

Proposed single-storey front (infill corner), side and rear extensions, proposed first-floor front extension, new ground floor side window and internal alterations- Approved with conditions.

xiv. UTT/19/0514/HHF - Wearn's Folly, 9 Carmen Street

Proposed boundary fence and gate - Approved with conditions.

District Cllrs Gregory and Pavitt left the meeting.

## **19/136 HORSE RIVER GREEN**

It was agreed that Chair Newcombe and Cllr Redfern would coordinate a consultation flier to be despatched with the broadsheet detailing different options to offer protection against unwanted vehicular access on Horse River Green, to include photographs of the bollards at the Community Centre and also Stapleford Rec.

## **19/140 THE RIVER CAM**

A member of the public detailed recent enquiries with the Environment Agency who claim that the river is the Parish or County Council, or indeed Riparian Owners` responsibility to keep clear, despite mitigating flood risk being the Environment Agency`s remit. Concerns include flood risk due to high vegetation growth as a result of high pollution and reduced river flow. The Council were reminded of July 2018 when the whole stretch of river from Manor Farm down was full of dead fish, although the Fisheries Team claimed to find no evidence of pollution at the time and also 2001 when the river was very badly maintained, resembling a ditch more than a river, and heavy rain resulted in significant flooding in the parish.

The Environment Agency have no record of the build up of the earth bank opposite Horse River Green and have shared their future maintenance plan to keep the central channel of the river clear by using glyphosate to kill the weeds off, and intend to arrange a further visit before the end of September.

It was agreed that Chair Newcombe would write to the Environment Agency confirming the Council`s concerns regarding the poor state of the river and their proposed use of glyphosate to manage it.

## **19/138 RECREATION GROUND**

iii. Cllr Mitchell confirmed that the football pitch is no longer required by the team previously using it, and the

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Council resolved to provide an agreement for Saffron Walden Football Club's proposed use of the football pitch for two 9v9 games on Saturday mornings between 10am and 12.30pm and occasionally on Sunday mornings for the 2019/20 season. It was agreed that the fee would reflect the pitch maintenance costs.

ii. Cllr Mitchell confirmed the successful pollard of the tree on the Recreation Ground, and that felling was not currently necessary.

i. It was agreed that the Council needs to establish a policy and procedure for Recreation Ground bookings, and also ensure that any Community Centre events that utilise the Recreation Ground are aware of and compliant with the policy.

## **19/139 CHESTERFORDS COMMUNITY CENTRE**

i. Cllr Mitchell confirmed that the cheapest quotation received for the installation of the agreed additional bollards, will be accepted.

ii. It was resolved, that as a good will gesture, the Parish Council will pay 50% of the £400 water supply bill incurred by the Bowls Club.

iii. Cllr Mitchell detailed receipt of a quote of £2,500 to replace the CCTV, which was agreed by the Council.

iv. The Council noted the need to dig out the Recreation Ground car park drains.

## **19/141 STREETLIGHTS**

It was resolved that Cllr McCullough would investigate street lighting contractors as the current contract is due for renewal.

It was agreed that the clerk would report the following faulty streetlights; St John's Cross (2), Church Street (1), Carmel Street (2), Carmen Street (1) and London Road (1).

## **19/142 FLAG POLE**

It was agreed that Cllr Bevens would request quotes to locate a 6m flag pole on Coronation Green. Clerk to source grants.

## **19/134 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;

300268 - Markides Associates - follow up work - £1,170.00

300269 - Treetops - pollard of sycamore tree - £1,200.00

300270 - JoJacks Farm - drain repair to Bowls Club - £580.00

300271 - Birketts - Local Plan Inquiry - £6,270.82

300272 - Chesterfords Community Centre - hall hire August 2019 - £11.00

300273/300274/300275 - Salaries and expenses - £1475.15

300276 - Essex Pension Fund - August 2019 - £460.81

300277 - HDA Landscape - professional fees - £6,682.07

300278 - Chesterfords Community Centre grant 2019/20 -£4,000.00

were approved for payment from the Parish Council current account alongside the following online payment and direct debits;

OP - Birketts - Pre-School lease - £4,987.40

OP - Markide Associates - £5,411.70 ( reissue as cheque returned)

DD - A&J Lighting - street light maintenance August 2019 - £161.64

DD - E.On - street light August 2019 - £481.28

The following transaction;

DD - UDC Bowls rates - £50.00

was approved for payment from the Recreation Ground Trust account.

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The Parish Council noted their thanks to Ickleton Parish Council and Little Abington Parish Council for their generous donations to help fund the consultants and planning lawyers required to challenge the proposed 5,000 home New Town on the North Essex/South Cambridgeshire border.

## **19/135 LOCAL PLAN**

Cllr Hall confirmed that since the August PC meeting, the Inspectors have contacted all who had submitted in response to Reg 18, advising of the late submission of evidence fundamental to the strategy of the Local Plan, and offering a further consultation period, ending 10/09/19. The Parish Council submission in response to this latest consultation has been agreed and despatched.

## **19/137 NEIGHBOURHOOD PLAN**

Cllr Thackray confirmed a 28% response rate to the survey and receipt of 166 mini-surveys from the primary school. The evidence from the surveys has been reviewed and forwarded to policy leads. The Neighbourhood Plan must be pro growth. The survey demonstrates that the key stakeholders who responded to the survey would support a 10% increase in housing over the 15year plan. Proposed sites will be determined by first assessing the call for sites list using UDC's objective measurement. Potential from this process will be assessed against the NP policies resulting in a list of viable sites. Key stakeholders will be provided opportunities to comment during activities such as pop up events

## **19/143 NURSERY**

Following requests for updates regarding development or progress with the nursery site it was agreed that the Parish Council is now in a position to provide the following update which will also be shared on the Googlegroup;

"It may appear that there is little progress at the site but the PC has been very active (with ECC) in developments involving (sadly) solicitors and now court proceedings. By way of background, the minutes from the AVM earlier this year are attached. One of the parties mentioned in those minutes continues to assert rights over the nursery building. This has been challenged by the PC (and ECC) in extensive correspondence between each party's solicitors.

The archaeological issue on site remains outstanding between ECC and one of the parties. The PC (with the support of ECC) has submitted to Cambridge County Court for issue a claim for a declaration by the court that the rights that may have been enjoyed previously by that party are terminated with an appropriate injunction. This claim was posted on the 6 September for service. In the view of the PC (and ECC) the project cannot continue, with what will require considerable financial commitment, without this issue between the PC and the party referred to above clarified, if necessary by the courts.

As was pointed out at the AVM, this problem is not of the PC's making, resulting from a breakdown in the commercial relationship between the parties initially involved but is one that the PC with ECC (and earlier the DfE ) has had to try to find a solution. The intention is to have a functioning child care facility in operation as quickly as possible but there are legal hurdles to overcome.

You will appreciate hopefully that because of the commercial sensitivity of the previous correspondence and now having to resort to court proceedings the PC has had to have been careful in what it has been able to say. The PC will update the village as and when it can."

Chair Newcombe thanked Cllr Mitchell for his continued work to resolve the Nursery issues.

## **19/144 MATTERS FOR FURTHER DISCUSSION**

- i. RGT protocol.
- ii. Village sign.
- iii. Notice board
- iv. Telephone box usage.
- v. Cricket nets.
- vi. December PC meeting.
- vii. Hedgerow along Hamilton Track.

## **19/126 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held at 7.30pm on Wednesday 9th October, 2019.

Chair Newcombe thanked the Parish Council and clerk for their support and patience during the transition of the new Parish Council.

**The meeting closed at 22.27**