

Great Chesterford Parish Council

Minutes of the Parish Council Meeting held on Monday 12 December 2022

Present	Chair Tom Newcombe, Councillors Mike Mitchell, Penny McCullough, Julie Redfern, Rachel Thackray and Sharon Tricerri.
In Attendance	District Councillor Richard Pavitt and Kate Stacey, Clerk to the Council.

22/163 Apologies for Absence

No apologies were received.

22/164 Declaration of Interests

Cllr Newcombe noted that he was a partner at Birketts.

22/165 Minutes of the Last Meeting

The minutes were approved and signed as a correct record of events at the 9 November 2022 Parish Council meeting.

22/166 Public Forum

No members of the public were present.

22/167 County and District Councillor`s Reports

The above reports were received. Councillors noted their disappointment at the level of assistance at County and District Council level in relation to the issue at the Boro Farm aggregate site. Cllr Pavitt reported that he would raise the issue of the site with UDC and also ask for assistance with the planning application near to Stumps Cross (Icknield Fields).

22/168 Planning

a. It was agreed that the following comments would be returned to Uttlesford District Council (UDC) relating to the following applications;

i. S73A Retrospective appln for change of use of land to the rear of property to residential garden and for the erection of a 2m fence, 49 Jacksons Ln, CB10 1PT. Ref. No: UTT/22/2103/FUL.

Objection to the erection of a 2m fence given that planning regulations stipulate a maximum 1m height for fences fronting roads/highways/public footpaths.

ii. Outline planning appln (with all matters reserved except for means of access from Walden Rd and Newmarket Rd) for residential development of up to 350 dwellings, including a Heritage Park including historical interpretation boards and heritage trail and other public open space, up to 50sqm of shop and café floor space (Use Class E/F), sustainable urban drainage system and associated infrastructure. Land Between Walden Rd and Newmarket Rd. Ref. No: UTT/22/2997/O.

It was agreed that the PC strongly objected to this planning application which was not compliant with the newly introduced Neighbourhood Plan. The PC agreed that it would meet with and engage a planning consultant and highways/transport consultant to make representations on behalf of the village. It was noted that an extension had been granted for comments to be submitted by mid-January.

iii. Replace front door. The Cottage, Carmen St, CB10 1NR. Ref. No: UTT/22/3062/HHF.
No objection.

iv. 1no. Cherry Remove tree to near ground level. 1no. Sycamore- 1-2m crown reduction. The Delles, Carmen St, CB10 1NR. Ref. No: UTT/22/3070/TPO.
No objection.

v. Demolition of existing single storey wing & erection of new 2 storey wing to existing building, internal & external redesign of existing building including new windows & doors. 1 Field Farm Cott Field Farm Drive, CB10 1RP. Ref. No: UTT/22/3103/HHF.
No objection.

b. The following UDC planning decisions were noted;

i. 1no. Cherry Remove tree to near ground level. 1no. Sycamore- 1-2m crown reduction. The Delles, Carmen St, CB10 1NR. Ref. No: UTT/22/3070/TPO. **Allowed.**

ii. 1no. Multi stemmed Alder - Reduce height to form high pollard at approximately 10m, remove largest stem growing over river back to old coppice point at 1m. 1no. Victoria Plum - 1-2m crown reduction on garden side only. 1no. Crab apple - 1-2m crown reduction. River Green House, Church St, CB10 1NP. Ref. No: UTT/22/2970/TCA. **No Objections.**

iii. 1no. Rowan, 1no. Apples- fell. 1no. willow, 1no. ash- reduce height by 3-4m. 1no. apple- reduce 3 upper stems by 1m back to crown. 1no. willow- reduce and shape to main trunk. 1no. Pear- reduce crown by 1m. 1no. Willow- reduce vertical branches by 2-3m to create weeping shape. 1no. Hornbeam- reduce branches to clear yew. Brock House, Manor Ln, CB10 1PJ. Ref. No: UTT/22/2932/TCA. **No Objections.**

iv. Appln to discharge condition 2 (Window and door details) attached to UTT/22/1667/HHF 19 Thorpe Lea Close CB10 1FF. Ref. No: UTT/22/2912/DOC. **Discharge Conditions in Full.**

v. Appln to discharge condition 2 (window and door detail) attached to UTT/22/1671/HHF 20 Thorpe Lea Close CB10 1FF. Ref. No: UTT/22/2913/DOC. **Discharge Conditions in Full.**

vi. Erection of outbuilding for storage/work from home use. Land Rear of Gramaur Cott Newmarket Rd. Ref. No: UTT/22/2658/FUL. **Refused.**

vii. To put a window in the front flint wall, previously a door opening. Mill Cott, Newmarket Rd, CB10 1NS. Ref. No: UTT/22/2579/LB. **Approved.**

viii. Single storey side and rear extension. High Green, Rose Ln, CB10 1PN. Ref. No: UTT/22/2546/HHF. **Approved.**

iv. Proposed works to cellar ceiling joists, chimney breast top plate and 2no. additional vents - amendments to scheme approved under UTT/22/1581/LB. May Cott, Carmel St, CB10 1PH. Ref. No: UTT/22/2427/LB. **Approved.**

c. Wellcome Genome Campus - A1301 Improvements Reserved Matters Application (22/03615/REM)

It was noted that SCDC would consult with all locally affected Parish Councils in relation to this planning application at Hinxton.

22/169 Finance

i. The monthly statements, review of accounts and list of payments were received and approved. It was noted that £6,620 had been received as a VAT reimbursement.

Payments approved were;

Tim Chapman - aerial photos	£50.00
Tim Chapman - aerial photos	£100.00
Staff salary and expenses	£2,491.97
Pension to LGPS	£786.74
Rutters, banners	£96.00
A&J Lighting, maintenance/LED replacement bulbs	£3,635.94
CCC Hall hire	£54.00
CCC Hall hire	£54.00
P4Biz printing, NP, 15 booklets	£192.00
P4Biz printing, NP, 1000 leaflets	£118.73
Planning consultants, Boro Farm	£819.00
Jubilee over 60's Christmas Lunch	£956.76
Christmas Tree etc	£288.98

ii. Following recommendation from the PC Finance Sub Committee the budget for 23/24 of £134,035 (including £25,000 for planning applications) was approved.

iii. It was agreed that the sum of £8,757 marked as S106 in the accounts was likely to be an anomaly and could be added to the PC reserves.

iii. It was agreed that the PC would contribute from reserve funds to ensure that the precept was not increased for the next financial year despite the likely increased costs due to the current financial environment. The precept would therefore be set at £97,810.

22/170 Recreation Ground Report

The report was noted, in particular it was reported that the skate park was in need of maintenance and it was hoped that a grant could be sought to meet the cost.

22/171 Open spaces Report

The report was noted.

22/172 Yellow Lines, High Street

It was noted that North Essex Parking Partnership (NEPP) had set a deadline for any objections to the trial yellow lines on the High Street of 15 January. To date only two objections had been received by NEPP. The PC had received positive comments. A decision would be required at the February GCPC meeting.

22/173 Relationship between GCPC and the Recreation Ground Trust

It was agreed that resolving this issue would be a 2023 project.

22/174 Open space (smaller play area) at Pilgrim Close

i. As no residents had attended the meeting Cllr Thackray agreed to make contact directly. Cllr Thackray would also meet with UDC staff managing a possibly relevant grant fund for both open areas at Pilgrim Close

ii. It was noted that Cllrs Gadd and Thackray had been successful in their bid to the Essex Locality fund with a grant for £500 towards the above play area.

22/175 Boro Farm/Aggregate processing facility

Following extensive discussion it was agreed that, following the two planning appeals being put into abeyance, the submission of a further planning application and the presentation of a certificate of lawfulness arguing that the facility was long standing, the PC would engage a planning consultant to argue the case against the facility.

22/176 Neighbourhood plan

It was noted that a referendum on the Neighbourhood plan had been held on 8 December 2022. Approximately 95% of respondents had voted in favour of the motion; 'Do you want Uttlesford District Council to use the neighbourhood plan for Great and Little Chesterford to help it decide planning application in the neighbourhood area?' The decision would be ratified by UDC in January. It was noted that the Neighbourhood plan had taken a huge amount of time and effort to produce and thanks were given to all who contributed.

22/177 Appointment of auditors for 23/24

i. It was noted that; PFK Littlejohn LLP had been appointed as external auditors for 23/24.

ii. It was agreed that Ms Ann Wood, who undertook the 22/23 internal audit would again be approached to act for the PC in 23/24.

22/178 Laptop for Clerk

It was agreed that a budget of £1,000 would be allocated to the purchase of a laptop and software.

22/179 Highways Rangers – withdrawal of ECC funding and consideration of Parishes providing replacement funding

Great Chesterford Parish Council

It was agreed that GCPC would decline the invitation to contribute to maintain the Highway Rangers service as little benefit had been received and there were other priorities for the budget.

22/180 Nursery

i. It was resolved to carry out agenda item 22/180ii 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. An update was received.

22/181 Matters for Further Discussion

It was agreed that the following items would be carried over to the next agenda;

The use of the Community Centre for Village Groups monthly meetings (eg the WI).

Website hosting and the Google Group email facility.

Pilgrims Close Open Areas.

22/182 Date of Next Meeting; Wednesday 11 January 2022

The meeting closed at 10.00pm.

DRAFT