

# Great Chesterford Parish Council

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## Minutes of the Parish Council Meeting held on Wednesday 20 March 2024

<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 Richard Pavitt, County Councillor Paul Gadd and Kate Stacey, Clerk to the Council and 3 members of the public

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### **24/14 Apologies for Absence**

No apologies had been received.

### **24/15 Declaration of Interests**

Cllr Newcombe declared that he was a partner at Birkett's. Cllrs Newcombe, Cooper, McCullough and Thackray declared an interest in Agenda item 24/21 iii. Cllrs Newcombe and Thackray also declared an interest in Agenda item 24/22 iii.

### **24/16 Minutes of the Last Meeting**

The minutes of the 10 January 2024 Parish Council meeting were approved and signed as an accurate record.

### **24/17 GCPC Action Log**

Due to the full agenda, it was agreed that this item would be revisited at the next meeting.

### **24/18 Public Forum**

A member of the public raised several queries. Following discussion and in summary; it was noted that permission was required for the felling/polling of trees in the conservation area; the abandoned car on the High Street was now being dealt with by UDC enforcement; the two milestones in the Village would be cleared and repainted; the deadline for a potential appeal in relation to the Ickleton Fields 300 home refused planning application would be confirmed.

### **24/19 County and District Councillor`s Reports**

Cllr Pavitt reported that the UDC Local Plan was on track and it was anticipated that it would reach the Government inspectors before Christmas. Cllr Pavitt also reported that UDC's maintenance contract with 'Norse' had been terminated.

7.50pm; Cllr Gadd arrived. He reported that ECC was at the bottom of the league in handling SEND assessments for primary and secondary school children due to a lack of assessors. Cllr Gadd was reminded on the potholes under the Ickleton Road railway bridge and he confirmed that he was continuing to chase on repairs.

### **24/20 Planning**

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

##### **i. London Road; two developments**

Cllr Redfern reported that she and the Clerk had had a positive meeting with the developer. It was reported that the moving of the 30mph hour limit (and sign) to the Little Chesterford End of the new development was imminent. GCPC would also request to Highways that they fund the inclusion of Village 'gates' on either side of the road. GCPC would contact Highways regarding including a dividing line to indicate that the pavement from the development to the Station is a shared cycle/pedestrian route. Hills would be erecting more bollards near to Ash Green to indicate the cycle route. Hills would address the current raised 'ironworks' on the pavement near Ash Green. GCPC would put forward a planting proposal to Hills for funding the planting of medium sized bushes in the current muddy verges and the larger verge (to include a bench) at Station Approach (once ownership had been established) to deter parking. Sponsorship from surrounding businesses would be very welcome. Hills had reported that they now ask suppliers/subcontractors to park in the layby on London Road if they cannot immediately access the site and also now have a 'gate man' directing traffic. Hills reported that they have a wheel washer on site in an attempt to reduce the amount of

mud on London Road and they also reported that they are mindful of the effect of the building work on residents.

## **ii. Boro Farm aggregate recycling facility**

Cllr Mitchell reported that he had attended the first two days of the hearing on 13 and 14 February in Chelmsford in relation to the Boro Farm aggregate recycling facility's appeal against refused planning permission. On behalf of GC residents' emphasis had been placed on the main issues including: noise, dust, HGV movements, diesel fumes, visual impact and the River Cam. The Inspector was informed of the frustration felt by residents about the procedural delays; Norwood had been on site since late 2021 without planning permission and remained on site following the refusal of the planning application by ECC in July 2022, an Enforcement Notice had taken effect in September 2022, another had taken effect on the 31 October 2023 and there had been numerous, subsequent procedural hurdles. A further two days (25 and 26 March) had been set aside to discuss further and for the Inspector to pay a site visit. The appeal in relation to the 'Certificate of Lawfulness' had been withdrawn.

## **iii. Wellcome Trust Genome Campus, expansion at Hinxton**

Cllr Cooper reported that she had attended a meeting with Campus neighbours and the developers who had reported on the traffic arrangements for the first phase of the building work. It was noted that surrounding villages were likely to suffer from increased traffic which might cause road damage.

### **b) The following was agreed in response to recent planning applications;**

i. Demolition of existing conservatory and erection of two storey and single storey extensions and front open porch. **The Old Tower**, High St, CB10 1PL. Ref. No: UTT/24/0379/HHF. **No comment.**

ii. Opening up of existing central fireplace and reuse of brickwork as hearth along with essential flue repairs. **The Plough**, High St, CB10 1PL. Ref. No: UTT/24/0315/LB. **No comment.**

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

### **c) The following Uttlesford District Council planning decisions were noted;**

i. Proposed conversion of garage with first floor extension and new render to external walls Mumbles, Carmel St, CB10 1PH. Ref. No: UTT/24/3099/HHF. **Approved.**

ii. Single storey front and side extensions, part garage conversion, and changes to materials and fenestration, 8 Four Acres, CB10 1QE. Ref. No: UTT/24/3080/HHF. **Approved.**

iii. Single storey rear extension, 4 Pilgrim Close, CB10 1QG. Ref.: UTT/24/2866/HHF. **Approved.**

iv. Outline planning application 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 cafe 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/OP. **Refused.**

v. Replacement of concrete drainage channels on the platforms at Station, Railway Station, Newmarket Rd, CB10 1NY. Ref. No: UTT/24/3051/LB. **Approved.**

vi. Proposed two storey rear extension and conversion of outbuilding to form residential accommodation as set out in approved listed building consent reference UTT/0749/10/LB. Barcroft, Carmen St, CB10 1NR. Ref. No: UTT/24/0011/LB and Proposed two storey rear extension and conversion of outbuilding to form residential accommodation as set out in approved application reference UTT/0748/10/REN. Barcroft Carmen St. CB10 1NR. Ref. No: UTT/24/0010/HHF. **Refused.**

vii. Erection of first floor side/rear extension. 17 Ash Green Great Chesterford Saffron Walden CB10 1QR. UTT/24/0113/HHF. **Refused.**

## 24/21 Finance

### i. Accounts

The bank statements and a review of accounts were received. The following payments were approved;

Staff costs	£2,162.07
Credit card (flag, Gmail storage, cc fee)	£11.59
Contribution to cricket club for selling	£100.00
A&J, Monthly street light maintenance	£161.64
Npower, electricity, February 2024	£1,064.04
Parker's Pitches, fertiliser	£1,500.00
Ickleton Village Hall (tbc)	£75.00
CamSafe, scout hut isolators	£447.79
Birketts, re; Boro Farm planning appeal	£446.40

### ii. Grant application submitted to GCPC

It was agreed to give a £100 grant to the GC Primary Academy Year 6 leavers' committee towards a Year 6 leavers' event on the understanding that no precedent was set.

### iii. Grants submitted by GCPC

Cllr Cooper reported that the Zero Carbon Communities application grant to upgrade the remaining street lights to LED had been unsuccessful. Cllr Mitchell reported that the Large Scale Sports grant application to improve the pitches in cooperation with the Cricket Club had been unsuccessful. .

## 24/22 Recreation Ground

### i. Recreation Ground report

Cllr Mitchell's report was received. .

### ii. Bowls Club lease renewal

This item was deferred to the next meeting.

### iii. Scout Hut extension project plus solar panels

A business case for an extension to the Scout Hut for the existing building had been received. GCPC congratulated the scouts on their hugely successful fundraising initiatives. It was noted that as part of the grant agreements building would need to commence before May 2025. GCPC agreed that it was not in a position to provide a loan or funding towards the build, but would look at what savings might be made given a GCPC storage facility was also to be built and some costs might be shared. It was agreed that the £50k S106 funds from the 111 home London Road development would be shared equally between the scout hut build and GCPC. It was also noted that there was a possibility that GCPC may benefit from the scout hut solar panels.

### iv. Replacement trees on the Recreation Ground

It was agreed to replace the felled/diseased Poplar and Sycamore on the Recreation ground with two poplars. It was also agreed that another cherry tree would be planted to replace the damaged one. Planting would be either in autumn 2024 or spring 2025.

## 24/23 Open spaces

### i. Open spaces report

Cllr Mitchell's report was received.

### ii. Ditches and flood defences

Cllr Mitchell reported that he was liaising with the Chesterfords' Community Centre in relation to the Village's flood defences. A consultant's report on the current adequacy should be available at the next meeting.

### iii. Scouts; bulb and tree planting

A proposal from the Group Scout Leader regarding bulb and/or tree planting in the Village had been

received. The proposal was welcomed in principle, but a more detailed plan would be required.

#### **iv. Risk assessments**

GCPC had received five new risk assessments covering open spaces in the Village (Horse River Green, Coronation Green, 'the mound' (on Rookery Close), Ratcliff and Hammond Gardens) thanks to Mr De Grey. It was agreed that a quote would be required to repair the cracked wall at 'the mound'. It was agreed that a life belt would be purchased for Horse River Green.

#### **v. Development of the field area behind the Recreation Ground near the orchard/allotments**

It was agreed that this project would be considered at a later date.

#### **vi. GCPC mower and grass cutting**

It was agreed that to solve the insurance issues related to the storage of the GCPC mower a garage would be rented at minimal cost.

### **24/24 GCPC Policies and strategies**

#### **i. Draft Grievance policy**

The Clerk reported that it was a legal requirement to have a draft grievance policy; a draft was presented which had been based on a National Association of Local Councils template and was approved.

#### **ii. Draft Disciplinary policy**

The Clerk reported that it was a legal requirement to have a draft disciplinary policy; a draft was presented which had been based on a National Association of Local Councils template and was approved.

#### **iii. Draft Grant strategy**

Cllr Thackray would recirculate the draft grant strategy which would be discussed by a working group comprising Cllrs Thackray, Tricerri, Newcombe and Redfern. It was agreed that GCPC were currently working on a maintain strategy but working towards developing a long term plan.

#### **iv. Civility and Respect Pledge**

GCPC agreed to sign up to the National Association of Local Councils and Society of Local Council Clerks civility and respect pledge.

### **24/25 D Day Event; Thursday 6 June 2024**

It was agreed to purchase a D Day Flag (£24 inc VAT). The Village beacon would be lit in the evening on Horse River Green. A risk assessment for this activity would be required.

### **24/26 Village assets**

This item was deferred to the next meeting.

### **24/27 GCPC 2024/25 Action plan**

This item was deferred to the next meeting.

### **24/28 Gov.uk domain name**

It was agreed to decline the invitation to adopt a gov.uk domain name at this time.

### **24/30 Proposal for a bus shelter**

It was agreed that a bus shelter on the east side of Ickleton Road at Station Turn would not be requested.

### **24/30.05 Essex Minerals Local Plan Review consultation**

Cllr Newcombe agreed to forward any GCPC comments on the above consultation.

### **24/31 Nursery**

i. It was resolved to carry out agenda item 24/31iii 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. Powers of Great Chesterford Parish Council**

A report from Birkett's solicitors on the powers available to GCPC in relation to the Nursery/Pre-School had been received. It was noted that GCPC did have the relevant powers required to undertake the Nursery project.

Cllr Mitchell reported that since the update at the January's 2024 PC meeting ECC consultants had submitted their report confirming that the surveyor's reports prepared for the PC were sustainable and the project viable. Cost estimates were very similar. The PC had submitted applications to ECC for the s106 Early Year funds held by ECC (arising from recent building developments in the village). There was also an anticipated s106 Early Year contribution agreed and contained in an s106 agreement for the 111 home development on London Road where building had not yet commenced. Final sign off from ECC was anticipated by the end of March 2024 together with the residual DfE funding from the original grant also held by ECC. Once these funds were available PC's surveyors could be instructed to resume the preparation of planning for completion of the existing building. The nursery provider Blossom Barns was being kept up to date regularly by both the PC and ECC. They had also been involved in the planning to date and in discussions regarding changes to the internal layout of the building.

## **iii. To receive an update**

A confidential update was received.

## **24/32 Matters for Further Discussion**

There were no new matters for the next agenda.

## **24/33 Date of Next Meeting**

It was noted that the meeting was scheduled for Wednesday 10 April 2024.

The meeting closed at 10pm.