

Great Chesterford Parish Council

Minutes of the Parish Council Meeting held on Wednesday 13 December 2023

Present Councillors Tom Newcombe (Chair), Amanda Cooper, Penny McCullough, Mike Mitchell, Rachel Thackray and Sharon Tricerri.

In Attendance District Councillor Richard Pavitt, Kate Stacey, Clerk to the Council and five members of the public

23/218 Apologies for Absence

Apologies were noted from Cllrs Julie Redfern and Matt Rowan

23/219 Declaration of Interests

Cllr Newcombe declared that he was a partner at Birkett's.

23/220 Minutes of the Last Meeting

The minutes of the 8 November 2023 Parish Council meeting were approved and signed as an accurate record.

23/221 Public Forum

Residents from London Road expressed their concern about the grassed verges which were now full of mud and causing hazardous conditions. It was reported that Cllr Redfern was in communication with Hills about this issue, as well as the large verge at Station Approach and she would report back in due course.

A resident reported that land was being cleared between Bishop's House and London Road with a concern that this may give access to the back of the London Road houses. It was noted that the PC had no formal information on this but it was unlikely that the land would be open to the public without consultation. The contractors would be contacted in relation to the mud on the road related to the clearing work.

A resident enquired about the toucan crossing that had been included in the plans for the London Road developments. Cllr Newcombe would consult the relevant documents. Cllr Redfern would be delegated to discuss with Hills as well as the speeding and verges issues.

23/222 County and District Councillor's Reports

Cllr Gadd was not in attendance but had provided a report which was received. Essex Highways had indicated that Great Chesterford may meet the requirements for fixed speed cameras; further information would come in due course. GCPC confirmed that it was supportive in principle

Cllr Pavitt reported that the main focus at UDC currently was the consultation on the Local Plan. The deadline for comments was 18 December 2023. There was also an issue with an illegally parked caravan on Field Farm Drive which had been referred to Highways.

23/223 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.

This item had been addressed under 23/221 Public Forum.

Confirmation of the boundary change between Little and Great Chesterford as a consequence of the East of London Road development was noted.

ii. Boro Farm aggregate recycling facility.

It was noted Norwood Construction Group were now requesting a hearing to address their appeal in relation to the change of land use with a hearing scheduled for 13-14 February. It was agreed that approximately £2k would be earmarked to engage a planning consultant.

iii. Icknield Fields, Stump Cross

Cllr Newcombe reported that he had addressed the UDC planning committee to object to the above planning application on behalf of GCPC noting that the development was contrary to the recent Chesterfords' Neighbourhood plan. It was noted that Historic England had also recommended rejection. The decision had eventually been deferred to a meeting on 10 January 2024; it was hoped that Historic England would be able to attend. Cllr Newcombe would draft a message to residents encouraging their comments and attendance at the meeting.

iv. Wellcome Trust Genome Campus expansion at Hinxton

There were no updates.

v. UDC Draft Local Plan (Regulation 18) Consultation document.

Cllr Newcombe agreed to draft a response on behalf of GCPC. It was agreed that residents should also be reminded of the deadline and encouraged to support the plan.

b) The following comments would be returned to Uttlesford District Council (UDC) relating to application;

i Single storey rear extension, **4 Pilgrims Close** Gt Chesterford, CB10 1QG. Ref. No: UTT/23/2866/HHF. **No comment.**

c) The following Uttlesford District Council planning decisions were noted

i. Brickwork mortar repairs to walls adjacent to the platforms at **Gt Chesterford Railway Station**, Newmarket Rd, Gt Chesterford, CB10 1NY. Ref. No: UTT/23/2449/LB. **Approved.**

ii. Change of use from ex-council land/grass verge/parking space to garden, and section 73A retrospective permission for the erection of a 2m boundary fence. Land Adjacent To **47 Jacksons Lane** Gt Chesterford, CB10 1PT. Ref. No: UTT/23/2386/FUL **Approved.**

iii. Proposed ground mount solar PV system with the capacity to generate up to 50kWp. **Dells Farm** Gt Chesterford CB10 1RL. Ref. No: UTT/23/2287/FUL. **Approved.**

iv. Ground (tub) mounted solar PV array of 25 all black solar panels (with Tesla Powerwall 2 battery storage) in an area of the rear lower garden. **Fairacre**, Newmarket Rd, Gt Chesterford, CB10 1NS. Ref No. UTT/23/2246/HHF. **Approved.**

v. Installation of Gigaclear superfast broadband connection. **Kents**, High St Gt Chesterford, CB10 1PL. Ref No. UTT/23/2446/LB. **Approved.**

vi. Proposed change of use from ex-council land/grass verge/parking space to garden and the erection of a 2m boundary fence. **51 Jacksons Lane**, Gt Chesterford, CB10 1PT. Ref. No: UTT/23/2636/FUL. **Approved with Conditions.**

vii. Opening up of existing central fireplace by the removal of a small quantity of brickwork along with essential flue repairs. **The Plough**, High St, Gt Chesterford, CB10 1PL. Ref. No: UTT/23/2639/LB. **Refused.**

viii. Redecoration of existing external paintwork. **The Plough**, High St, Gt Chesterford, CB10 1PL. Ref. No: UTT/23/2657/LB. **Approved with Conditions.**

23/224 Finance

i. Bank statements and review of accounts and payments due

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

Staff costs	£2,296.97
Wilby & Burnett, Testing; Nursery site	£6,602.82
Spring Cottage Landscaping	£880.00
Stationery, travel, postage	£25.86
Bulbs, Hammond/Ratcilff gdns	£39.92

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A&J monthly lighting maintenance	£161.64
Community Centre, room hire, October	£54.00
Christmas Tree	£194.99
Treecology; tree work	£1,344.00
Altone, printing	£165.00
Burtens, turkey for seniors Christmas lunch	£276.50
Npower, electricity	£1,118.48

It was reported that income for November was a £500 UDC grant towards the tennis court windbreaks, £300 from the Steam Up Committee towards the Orchard, £800 from John Lewis towards the Seniors Christmas Lunch.

ii. Nursery bank account

It was agreed to open an additional Unity bank account to manage the Nursery project income and expenditure, this would incur £18 a quarter in bank fees.

iii. Draft budget and earmarked funds for 2024/5

It was noted that two budget working groups had met on 24 and 28 November to consider a budget and earmarked funds proposal for 2024/5. The proposed budget of £131,261 was agreed. Earmarked funds were also provisionally agreed subject to the receipt of quotes and in consideration of future expenditure.

iv. GCPC precept for 2024/5

In light of the agreed budget it was agreed to set the GCPC precept for 2024/25 at £106,945 representing a 4.24% increase to residents.

v. Grants

Cllr Mitchell reported that he had submitted a UDC Sports Provision grant application for a total of £11k over two years to continue the improvement of the football and cricket pitches.

Cllr Cooper reported that she had submitted a UDC Zero Carbon Community grant application for a total of £35,100 towards the replacement of the remainder of the street lights with LED bulbs.

Further grants would be sought (possibly Community or National Lottery grants). Cllrs Cooper and Thackray would finalise a proposed grant strategy.

vi. Setting of fees/rents for 2024/5

Fees and rents (recreation ground, multisports) were reviewed. It was agreed that there would be no increase in charges for 2024/25.

vii. 2023/24 Local Government Services Pay Agreement

It was agreed that the staff salary award agreed in November 2023 by the Local Government Association and National Joint Council for Local Government Services would be adopted and implemented.

viii. Grant application from the Chesterfords Community Centre

This item was withdrawn.

23/225 GCPC Annual Action Plan 2024/5

The beginnings of an action plan for 2024/5 were circulated to Cllrs. This would be worked on over the next month and brought back to the next meeting.

23/226 Open spaces

i. Open spaces report

A report on open spaces was received.

Cllr Thackray reported that a final meeting of the Hammond/Ratcliff gardens group had been held to pass the project, including the maintenance, to residents. It was agreed that Aubrey Howe could assist with any large maintenance tasks if necessary.

ii. Flood defences

It was agreed that Cllr Mitchell would obtain a survey in relation to village flood defences.

23/227 Recreation Ground

i. Recreation Ground report

A report on the Recreation Ground was received.

ii. Bowls Club

This item was deferred to the next meeting in January 2024.

iii. Scout hut lease

Cllr Newcombe outlined the issues with the lease of the Scout Hut. It was proposed that GCPC as trustees for the Recreation Ground Trust enter into a 25 year 'disposal' (ie lease) from one charity (RGT) to another charity (Scouts Association Trust) for non-commercial recreational purposes. It was noted that GCPC had taken into account the rent associated with this. It was noted that as laid out in the Charities Act 2011 s 121 residents had one month to comment on the above arrangement and that GCPC would consider any comments received.

iv. Draft CCTV policy

Cllr Mitchell reported that he was working on a draft which would be brought back to the next meeting.

23/228 Local government boundary commission consultation on draft recommendations for new divisions, division boundaries, and division names for Essex County Council.

GCPC agreed it had no particular comments on the consultation document.

23/229 RGT/GCPC relationship

No updates were received.

23/230 Reappointment of three trustees for the Hylls Charities

The reappointment of the three nominative trustees of the Hylls Charities was approved to serve for a term of four years with effect from 1st January, 2024 as follows; Sheila Chambers, Chairman; Pam Maskell, Clerk/Secretary; David Hall.

23/231 Communication with residents

Cllr McCullough reported that the GCPC website was due a review. Cllr McCullough recommended two newsletters per year, one at Christmas/New year and one to coincide around the time of the Annual Village Meeting. It was agreed that newsletters should use all current methods of communication, Gmail, Facebook, Broadsheet but it would be helpful to refer back to the GCPC website to encourage its use as a source of information.

23/232 Assets of Community Value

This item was deferred to the next meeting.

23/234 Parking at Icknield Rise

Cllr Newcombe reported that he had been in touch with the developer of the site and discovered that the parking notices at Icknield Rise had not been posted by the developer but possibly by the management committee made up of residents.

23/235 Speedwatch report

The Speedwatch report for November was received. Over a 5 hour period 80 drivers were recorded travelling at or over 36mph, 24 of whom were travelling at over 40mph at London Road and Newmarket Road.

23/236 Nursery

i. Powers of GCPC

It was reported that the issue of powers available to GCPC in relation to the Nursery project was currently under investigation at Birketts.

ii. To resolve to carry out agenda item 23/236 iii in closed session

It was resolved to carry out agenda item 23/236 iii 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.

iii. Nursery update

Cllr Mitchell delivered an update on progress. Since his last report in October 2023 the two reports referred to then on the condition and feasibility of the building as a nursery (prepared and submitted by GCPC's consultants) had been undergoing review by ECC. Initial informal feedback from ECC was that the assessments, plan and detail were good and sustainable with the original building. A meeting had been scheduled for Friday 15th Dec between the PC, their consultants, the nursery provider Blossom and ECC's consultants. In the meantime the PC's consultants had been engaged in discussions and surveys with service providers. The PC had also been engaged with ECC in relation to funding applications for residual DfE and s106 funds.

23/237 Matters for Further Discussion

Items for the next agenda include;

The relationship between GCPC and the Recreation Ground Trust (Cllrs Mitchell/ Newcombe)

Assets of Community Value (Cllrs Rowan/Newcombe)

Draft CCTV policy (Cllr Mitchell)

Powers of GCPC (Cllrs Mitchell/ Newcombe)

Action plan (All)

Bowls Club Lease (Cllrs Mitchell/ Newcombe)

The use of the GCPC Action log (Cllr Thackray)

23/238 Date of Next Meeting;

The next meeting is scheduled for Wednesday 10 January 2024.

The meeting closed at 9.40pm.