

Minutes 15th August 2019
Meeting of Elmstead Parish Council
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors Paul Beard (Chairman), Nick Bell, Amanda Brennan, John Gray, Mike Kirby, Pam Cowell, Stephen Walsh and Martine Ward
Also Present: Mrs Baxter (clerk) and 13 members of the public. Chris Board (planning consultant ABC Planning) and Jonathan Greaves (Lanswood).
Not present: Councillor Sally Fairey

19/139 Chairman's welcome

Cllr Beard thanked the councillors, clerk and handyman for the work since the last meeting.

19/140 Apologies for Absence

Cllr Fairey sent her apologies. County Cllr Guglielmi also apologised that he was not able to attend.

19/141 Co-option of Councillors

Mrs Pam Cowell has expressed an interest in joining the council.

Mrs Cowell briefly addressed the council and was then co-opted and welcomed onto the council.

19/142 Declaration of Pecuniary Interests and Non Pecuniary Interests

None.

19/143 Approval and signing of the minutes from 18th July 2019.

It was resolved to accept the minutes from 18th July 2019 as true and accurate.

Proposed: Cllr Bell, Seconded: Cllr Ward, all in favour.

19/144 To receive an update about the progress of resolutions from the last meeting of the Council on 18th July 2019 not covered in this agenda.

The clerk reported that the LHP application for speed control along Chapel Lane and Old School Lane has been submitted to Cllr Guglielmi for his approval.

Cllr Bell reported that he had spoken to the chip shop owner. Parking outside the shop is a problem. There is a car park at the back but it's difficult for vehicles to get out. They are happy to speak to their customers to request them to park in the car park and not on the road.

19/145 Public Speaking

None

19/146 County Councillor report

Not present.

19/147 District Councillor reports

Not present.

19/148 Lanswoodpark Phase 2

A briefing/introduction.

Lanswood are going to make a planning application and they are keen to engage with the key stakeholders, including the Parish Council. The current site is heading to capacity, there are more than 50 businesses operating there. They need to improve the infrastructure to expand but find a way to fund that and keep the business viable. A draft plan was handed out to show new business buildings and residential houses.

They are aware that it's outside of the settlement border. They are linking the housing to the commercial development and the residential gain will pay for the infrastructure for the commercial for example the connection of electricity.

The number of houses is estimated to be 40-60. The entrance to the housing will be through Grange Farm.

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With this type of scheme they have to work to a set profit margin, they can't make more than 17% on the residential element. They are seeking our views and to be transparent. They have been working with an ecologist. There is a heavily wooded section which is not protected but is valuable. They are thinking about how to protect it. They will come to our September meeting with a layout. The application will be outline for the commercial part and full for the residential. The first commercial building will match broadly what we can see today. A new resident of Grange Farm commented that he bought his house with lovely views which will become buildings. Also that the residents pay a maintenance charge for the access road which they will now be sharing with 60 other houses. Chris responded that was a conversation they need to have. Also around the gas they will be bringing to the site, which could be made available to others. Concerns were raised by councillors and the public regarding the loss of countryside, overdevelopment, increase in traffic and the ecology of the area including the brook. The village has already had a lot of development. It was also commented that we would like to know what gain the village would benefit from with this development. Chris responded that the application will be linked to delivering jobs as Tendring are interested in job creation. The new business will not happen without the houses. Cllr Beard thanked Chris for and requested that they come back and tell us more. Chris requested feedback and so this will be added to the planning agenda for 12th September for discussion.

19/149 New Community Centre Committee

A report from the meeting 1st August 2019. An exhibition has been arranged for Thursday 26th September 3.00pm-8.00pm.

Mr Fairweather reported that he and Cllr Gray had visited Chris at Lanswood to show him the new community centre plans and figures for advice. He was happy with the figures and wasn't concerned about the timber frame. He advised that we should be aware of heating and ventilation. Cllr Gray added that he recommended that we ask for the spec for the toilets as we'd need a solid wall to anchor a hoist to.

Mr Fairweather has asked for a blank specification but has not received it and Mr Tedder is now on holiday for 2 weeks.

The clerk is to send a reminder invite to Mr Tedder for the next NCCC meeting.

We looked at the flier for the exhibition. Mr Fairweather will contact Go Homes with the following changes; to add a telephone number and e-mail address and to change Elmstead Market to Elmstead Parish.

Cllr Gray asked if anyone knew of a quantity surveyor who could help with the specification.

19/150 Planning Applications

- i) *19/01031/OUT Grange Farm Bungalow Clacton Road Elmstead Essex CO7 7DF. Demolition of existing bungalow and erection of up to nine dwellings and associated garaging. Response deadline 19th August.*

It was resolved to object to this application for the same reasons we objected to the original application and appeal. The objection is to include a history of the site and update planning numbers.

Proposed: Cllr Bell, Seconded: Cllr Ward, all in favour.

- ii) *ESS/43/19/TEN Wivenhoe Quarry, Alresford Road, Essex, Wivenhoe, CO7 9JU. Continuation of quarry reinstatement with inert fill to part agriculture, part nature conservation and part open water, without compliance with conditions 50 (Operations complete by 30th June 2019) and 51 (Restoration by 30th June 2019) attached to planning permission ref (ESS/07/18/TEN) to allow for an extension of time to complete restoration by 30th June 2020. Response deadline 23rd August.*

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It was resolved to return no comments. Proposed: Cllr Beard, Seconded: Cllr Kirby, all in favour.

19/151 Planning

Determinations (for information only)

18/01307/DETAIL Land to The East of Tye Road Elmstead Colchester Essex CO7 7BB. Reserved matters application for 32 dwellings, land for a community facility and associated parking and infrastructure. Revised Plans. Approval - Reserved Matters/Detailed.

19/00403/FUL 13 Church Road Elmstead Colchester Essex CO7 7AT. Proposed single-storey rear extension, first floor gable extension to front, first floor extension above existing garage, replacement PVCu windows, replacement of garage door with window and replacement of large bedroom window to rear with new French doors and Juliet balcony. Approval – Full

19/00544/FUL Allens Farm Tye Road Elmstead Colchester Essex CO7 7BB. Change of use from proposed electricity generation plant to B8 storage uses. Approval – Full.

19/152 Finch Lane

To discuss whether to contact TDC regarding their resolution to the oak tree with a TPO being cut down at Finch Lane.

A resident went through the history of the oak tree being cut down. It was discussed that it was thought there would be a prosecution but TDC has sent a warning letter instead. It was resolved to write a letter to TDC to say that we are disappointed and ask why they are not prosecuting. Cllr Bell will draft a letter.

Proposed: Cllr Beard, Seconded: Cllr Bell, all in favour.

19/153 Council Website

EssexInfo.net will be closing their website services on 31st March 2020. To consider other options for maintaining a website.

Options were discussed; It was decided to put something in Upmarket asking for help, to check the TDALC minutes to see what was said at the last meeting and to ask EALC if they have a plan if essexinfo.net does close.

19/154 School Road Parking Restrictions

A report from a meeting to be held with Ian Taylor, Market Field School and the NEPP on 12th August 2019. Any other updates?

Cllr Gray: A traffic restriction order was proposed outside the school, the scheme had 6 objections from the school and parents. The scheme was then changed to allow parking bays and the parish council objected.

Cllr Gray attended a meeting at the school with Ian Taylor (TDC), Shane Taylor (NEPP), Andy Needing, Mr G Smith, Mr Chable and Cllr Guglielmi. Ian Taylor also objected since his site visit, and the school withdrew their objection. They are now going back to the original plan; there will be no stopping, loading or unloading on the Budgens corner, and there will be no parking along School Road past the school 8.30-9.30am and 2.30-3.30pm. This should be done October/November time.

The school also needs additional signage and flashing school lights. We need to apply through the Cllr Guglielmi and the LHP. This is to be added to the next agenda.

19/155 TDALC meeting

A report from Cllr Bell of the meeting on 24th July 2019.

Cllr Bell said that they discussed footpath conditions. TDC would be willing to pay if we have the right people to fix holes. There could also be money for PCs to fix PROWS.

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19/156 Welcome leaflet

To review a draft.

It was discussed whether to add all the businesses and organisations by name, but decided to refer to what is available without listing them separately to keep the welcome leaflet brief. The clerk is to change the photo, and some information about the Parish Council, change the order of items and see if there is a map which can be added.

19/157 Bus stop on Colchester Road

An update on the feasibility of the installation of a bus shelter.

Essex Highways have asked the highway records team to determine the extent of the highway boundary on the verge with the bus stop. Once we know we can decide whether to make a LHP application for a bus shelter.

The adjacent landowner let us know that there is a ditch at the back of the verge which is necessary for taking road water. Also that if the land is not highway verge then it belongs to him.

19/158 Finance

- i) *To look through the finance report and approve the payments for August. See appendix 1.*

It was resolved to accept the finance report and approve the payments. Proposed: Cllr Beard, Seconded: Cllr Gray, all in favour.

- ii) *To discuss the installation of an intercom or camera device for the clerk to hear and/or see who is calling before the door is opened. Quotes for costs and installation.*

We looked at 2 quotes and will be getting a third tomorrow. It was resolved to give Cllr Gray a budget of £300 to decide on which quote to go ahead with. Proposed: Cllr Beard, Seconded: Cllr Ward, all in favour.

- iii) *To agree for Cllr Gray to be an additional signatory for the bank accounts.*

It was resolved to agree to the above. Proposed: Cllr Beard, Seconded: Cllr Kirby, all in favour.

19/159 Communications *Items of interest for inclusion in our September Upmarket report in addition to the report of meeting.*

Cllr Beards thanked Mrs Routledge for her work on the upmarket articles.

19/160 Items for next agenda or for information only

Cllr Gray: Mr Gary Smith mentioned in the meeting (item 19/154) an idea about using part of the playing field as a car park. To add to the next agenda.

19/161 Date of next meeting

The next meeting will be held on Thursday 19th September at 7pm.

**There being no further public business councillors were thanked for their attendance.
The meeting closed at 9.46pm.**

**Minutes written by Mrs. A Baxter
Contact: 01206 827139**

Signature

Date