

Minutes 18th August 2016

Elmstead Parish Council

Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Councillors N Bell (Chairman), P Beard, S Beecham, R Fairweather, R Redding and M Ward

District Councillor F Nicholls and County Councillor C Guglielmi

Also Present: Mrs Baxter (Clerk) and 16 members of the public

Before the meeting started Cllr Bell apologised to all the council members regarding a voting matter in a previous committee meeting (new community centre committee), and suggested that the voting matter be rescinded.

16/133 Apologies for Absence

Apologies were received from Cllrs J Routledge and M Kirby, and District Councillor R Heaney.

16/134 Declaration of Pecuniary Interests and Non Pecuniary Interests.

Cllrs Beecham and Fairweather declared a non pecuniary interest in item 16/140 the appeal for Charity Field – 50 houses.

16/135 Approval and signing of the minutes from 21st July 2016

It was resolved to accept the minutes from 21st July 2016 as true and accurate.
Proposed: Cllr Bell, all agreed

16/136 To receive an update about the progress of resolutions from the last meeting of the Council on 21st July 2016.

Cllr Bell reported that he did walk Market Field with Mr Chable (Market Field School's site manager) for half the field, but then Mr Chable was called away. They did find dog mess. However Cllr Bell has found none this week.
Cllr Fairweather reported that the work on updating the allotments list is ongoing.

16/137 Public Speaking

None

16/138 County Councillor report

Cllr Guglielmi reported that regarding Market Field (item 16/145) he has spoken to Simon Hughes (Head of property Essex County Council) and ECC won't move on their proposal. Cllr Guglielmi suggested that ECC could engage with the Church Road developer to get the playing fields delivered first. Cllrs replied that we would need changing rooms too, to be able to use the field for football and that the earliest building work will start is 2018. Cllr Guglielmi offered to set up a meeting between the PC and ECC as an urgent matter.

24th August is the deadline for an expression of interest in the CIF (Community Infrastructure Fund).

Manningtree recycling centre will cease to take DIY waste.

See report attached.

16/139 District Councillor reports

Cllr Nicholls: TDC have requested that the government look into the number of councillors and the ward boundaries in TDC. Parish Councils, Town Councils and individuals have been invited to submit their views.

Ian Davidson, chief executive of TDC will be visiting the ward, if anyone has any issues let him know. Cllr Bell is invited to attend the visit.

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16/140 Planning (for discussion and to decide possible comments)

16/01183/TPO and 16/01184/TPO Land to The rear of Holly Way, Elmstead - 1 Holly, 1 Oak, 4 Hawthorn - reduce by 50% (To be discussed in conjunction with item 16/148?)

It was resolved that the PC had no adverse comments for this application.

Appeals:

APP/P1560/W/16/3153567 Charity Field, Land South of Colchester Road Elmstead. Erection of up to 50 dwellings and a new community building, provision of dual-purpose car park, new village allotments and public open space.

Cllr Beecham stated his view that the 50 houses will be built and that he would like to see the houses built on the southern boundary of the land and that a building for the community should be provided.

Cllrs Beecham and Fairweather left the room due to their interest in this item as stated previously.

The adjacent residents spoke about their strong preference to see the houses situated at the southern boundary. Cllr Nicholls did not think that this would be looked upon favourably by TDC as it would extend the development boundary of Elmstead in an unnatural manner. However as it's the most important factor to local residents we should try and talk to the developer and landowner and get it changed as part of the appeal.

It was discussed that the road access will be from School Road and that Essex Highways have accepted that School Road can cope with the extra traffic. The access from Alfells is for pedestrians/cyclists only.

It was resolved to invite Mr Gittins and a representative from Winslow Charity to a public meeting to discuss the major concern regarding the orientation of the buildings on the land. Proposed Cllr Beard, Seconded Cllr Ward, all in favour. It was also resolved to contact Cath Bicknell (TDC planning) and ask if it is possible for the appeal to be a public meeting, rather than a written appeal. All in favour.

Cllrs Beecham and Fairweather returned to the room. 12 members of public left the meeting.

APP/P1560/W/16/3153554 Blue Barn Farm Clacton Road Elmstead. Erection of seven detached dwellings and associated garaging served by new vehicular and pedestrian access.

Cllr Nicholls: This application was not sent to the planning committee to decide, as it was rejected by the planning department.

It was resolved to reiterate the objections that the PC has already made to this application. Proposed Cllr Fairweather, Seconded Cllr Ward, all agreed.

16/141 Planning (for information only)

Applications:

16/00892/FUL Winton, Colchester Road, Elmstead Proposed additional dropped kerb for vehicular access.

16/00995/LBC Tudor House, Chapel Lane, Elmstead Proposed construction of garden shelter, comprising of pantile roof over corner of garden using existing garden wall as support.

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Determinations:

16/00219/OUT Hills Residential Ltd - Mr J Hills Land to The East of Tye Road, Elmstead Outline planning application for residential development of up to 32 dwellings, land for a community facility and associated parking and infrastructure. Refusal – Outline

16/00909/FUL Cambria Colchester Road Elmstead Resubmission of approved planning permission 15/01813/FUL - proposed two storey side extension - changing pebbledash render to MarleyEternit Cedral Weatherboard, to match proposed changes to existing property. Approval - Full

16/00936/TPO Elmstead Cricket Club Church Road Elmstead 1 No. Lime - adjacent 2nd gate entrance - pollard overall by 40%. Refusal - Full

16/142 Planning – TDC Local Plan Public Consultation Thursday 14th July – Thursday 8th September 2016.

An update on actions decided so far and to decide any further actions.

Cllr Redding has drafted a flyer to send to the clerk for printing on Monday. The flyers will be distributed next week.

Cllr Nicholls was surprised that the search area was so close to Elmstead and agreed that it was too close. Cllr Bell thanked Mr Marshall for producing signs regarding the new homes to be built and it was agreed to put them up at the entrance to the village. Proposed Cllr Bell, all agreed.

16/143 New Community Centre (Church Road Development)

A report from the last meeting of the new community centre committee (see minutes).

Cllr Beecham: Spoke about the developers providing the bricks, mortar and roof but that the finishing may be down to the PC. There may be finishes such as security, access control etc. which will need to be discussed in advance as we will not be able to retro fit them. The next meeting will be Christmas time, and they will give us 2-3 options which are within their budget and discussions will proceed from there.

It was discussed that we will need to plan for any excess required, from a financial perspective and from a fund raising perspective. The PC needs to know what to plan for sooner rather than later.

Cllr Bell: went to Great Horkeley last week and saw their new community centre. He will contact the PC there and ask about their costings.

Cllr Beard suggested we contact other PCs and ask them what they would have liked to do differently.

It was resolved that Cllr Beard join the committee. Proposed Cllr Beecham, seconded Cllr Ward, all agreed.

The clerk is to arrange a committee meeting in the near future.

Mr Vaughan suggested that the PC employ a chartered quantity surveyor for advice as to costings for the building to be provided.

16/144 Finance

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 for August.

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Proposed: Cllr Beecham, Seconded: Cllr Redding, all in favour

- 16/145 Market Field**
An update.
Cllr Guglielmi is to arrange a meeting between ECC and Elmstead Parish councillors. See item 16/138.
- 16/146 Village Plan**
A current update and any further actions. (Cllr Beard)
Item held over.
- 16/147 Wivenhoe Neighbourhood Plan Consultation**
The Wivenhoe Neighbourhood Plan Steering Group received the comment that EPC made regarding Dene Park and ask EPC to confirm that if no further observations are received from EPC are we content for that response to be taken as the PC's comment for the purposes of this current consultation? The 6 week consultation period has started and ends on 6th September.
Item held over.
- 16/148 Bellway Homes offer of strip of land in Elmcroft**
Bellway Homes has offered to give the Parish Council the strip of land highlighted in the attached map. To discuss and decide if we need any further information or have any questions, for Bellway Homes or other. Or to make a decision on the offer.
It was resolved that the PC did not wish to take up the offer from Bellway Homes for this strip of land. Proposed Cllr Bell, all agreed.
- 16/149 Communications** *Items of interest for inclusion in our October Upmarket report.*
Cllrs to e-mail the clerk.
- 16/150 Items for next agenda or for information only**
Bluegates donation, LED replacements for streetlights

There being no further public business councillors were thanked for their attendance. The meeting closed at 9.48pm.

**Date of next Parish Meeting: Thursday 1st September 2016 (Extraordinary Meeting)
To be held in the Community Centre, School Road, Elmstead**

**Minuted by Mrs. A Baxter
18th August 2016
Contact: elmsteadparish@gmail.com
01206 827139**

Signature

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Appendix 1

Elmstead Parish Council Finance Report

Closing Balances to 31st July 2016 are:

Current Account to Bank Statement Ref 800	£24,652.24
Total uncashed cheques	£1,703.14
Total of cheques below (July payments - request for approval)	£599.31
Balance in current account after cheques	£22,349.79
Deposit Account to Bank Statement Ref 147	£27,707.75
Active Saver Account (Bluegates Donation)	£10,020.61
Estimated Overall Closing Balance - Current and Deposit	£60,078.15

Income Details for July 2016:

Community Centre for 707 waste share	£71.68
VAT refund for 15/16	£1,147.98
Total income for July 2016	£1,219.66

Approval is requested for the following payments:

Elmstead Community Centre – hall hire July x 2	£32.00
Lambert Smith Hampton – Market Field rent 19/9/16-24/03/17	£450.00
Mr R Fairweather – knapsack chemical weed sprayer and 1l weedkiller for Mr Dingwall	£27.88
Mr N Bell – Flowers for Cllr Routledge and dog bags from TDC	£11.50
Mr A Dingwall – petrol for strimmer, oil and spark plugs for strimmers and handsaw	£38.22
Mrs A Baxter – CiLCA July mileage and car park (Great Dunmow), office postage	£39.71
Total Cheques	£599.31

Report prepared by A Baxter – Clerk & RFO
 18th August 2016

Signature

Date