

# GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held

At the Village Hall, Great Tey on Tuesday 14<sup>th</sup> February 2017, at 7.30 pm

Present: Cllr Bartleet, Cllr Beesley (Chairman), Cllr Frost (later), Cllr Hamer, Cllr Hunt, Cllr Williamson.  
Clerk Mr D Williams, Borough Cllrs Chillingworth and Chapman and 56 members of the public attended.

**1.APOLOGIES FOR ABSENCE** – Cllr Fairs

**2.DECLARATIONS OF INTERESTS** – None

### **3. CONFIRMATION OF MINUTES OF LAST PARISH COUNCIL MEETING**

The minutes of the last parish council meeting of 10<sup>th</sup> January 2017 were agreed as a true record and signed by the chairman.

### **4. CO OPTION TO FILL THE VACANCY OF PARISH COUNCILLOR**

Cllr Beesley said that the vacancy had been advertised but no one had been nominated, and Colchester Borough Council (CBC) had advised that the parish council could co opt to fill the vacancy. Cllr Bartleet proposed Mr Robert Frost, and Cllr Williamson seconded the proposal. This was agreed unanimously and Cllr Frost was welcomed to the table and he signed the Declaration of Acceptance of Office.

**PUBLIC QUESTIONS** The meeting was suspended for public questions and statements.

(i).The Planning Policy Manager from CBC attended the meeting to explain the process behind the Colchester Local Plan, particularly regarding a recently received proposed development of up to 40 houses between Greenfield Drive and New Barn Road, plus 1 ha of open space. She said that a consultation and feedback is required on all preferred sites, including the site in question. She then received statements and answered a number of questions:-

1. Is the new 40 house site proposed in addition to the 17 house site on Brook Road – Answer yes.
  2. Is Great Tey considered a sustainable village with a poor bus service – Answer no village is fully sustainable.
  - 3.The housing needs survey said that Great Tey could cope with a 6% increase in housing, that is 17 houses, not 57.
  4. This proposed new development is probably in addition to West Tey – Answer the garden communities will provide the infrastructure first.
  - 5.Great Tey is not a sustainable village with strain on the local facilities of doctors, secondary schools, sewerage, roads, and our broadband service – Answer we are working with other providers to improve the infrastructure.
  6. The housing needs survey said that 4 affordable houses are needed, not 40 proposed.
  7. Is there any infrastructure included in the 40 houses proposed–Answer footpaths, parking& open spaces are proposed.
  - 8.This proposed 40 house development will bring 80+ cars to single track roads, and traffic movements of at least an additional 160 per day through Great Tey.
  9. How and when was the plan submitted – Answer it was submitted by the landowner.
  10. Where is the plan in the process, I propose that the plan is rejected now.
  - 11.This plan for 40 houses was rejected some years ago when access was requested from New Barn Road. Answer now the access is through two roads on the existing estate.
  12. What is the purpose of consultation if the plan is to be approved – Answer the consultation process is prior to the plan which will be reviewed by an independent inspector.
  - 13.What will be the mix of housing on the proposed development –Answer this will be covered by a planning application
  - 14.How can we object to close this matter – Answer a letter from the parish council will help.
  - 15.There will be total disruption for a long time with building works and increased traffic movement with no street lights.
  - 16.Stanway school is up to capacity, and the primary school is flourishing.
  17. There is a drainage issue on the field in question.
  - 18.Great Tey has lost most of its facilities in the last 40 years, surely the development should be above the amenity land not below, and the landscape people would support this.
  - 19.At the 17 houses site in Brook Road the parish council asked for traffic calming but this is not viable, as footways are needed and the road needs widening. The parish council should consider a larger development with single access to a footpath. I also ask the parish council if we should have a neighbourhood plan.
  - 20.Do you have a view of whether or not this is overdevelopment in our village – Answer I cannot comment.
  21. No improvement to Great Tey's facilities is proposed in the 40 house development.
  22. Development on this site has already been refused by a planning inspector.
  23. When is the consultation on the proposed 40 house site – Answer in the summer. When is the draft plan to be issued – Answer May. So the draft plan will have the results of the consultation of earlier sites submitted but the consultation for this particular site is after the draft plan has been issued. This could therefore be regarded as a 'done deal' having been included in the draft plan – Answer there will be consultation events in the area in the summer.
  24. The parish should use local facilities otherwise we will lose them, so use the bus service.
- The meeting continued.

### **5. REPORT FROM COLCHESTER BOROUGH COUNCILLORS**

Borough Cllr Chillingworth said that there has been no development in Great Tey for 40 years so the village has lost facilities. Great Tey does need more houses and so if you consider that this development is wrong, and that you consider other sites are more appropriate then give good planning reasons. Borough Cllr Chapman said that any objections and proposals for any other site should include references to Essex County Council (ECC) Highways and Anglian Water. Borough Cllr Chillingworth said that he will support the parish council's views on the proposal for the 40 house site and would speak at the Local Plan Committee meeting on 27<sup>th</sup> March. Borough Cllr Chillingworth said that the locality budget can fund the two items requested for £345 and £400 and quotations are required by the end of this month.

Borough Cllrs Chillingworth and Chapman and 53 members of the public left the meeting.

## **6. COLCHESTER LOCAL PLAN**

Members considered the application for a change in the Preferred Option Local Plan of a proposed development of up to 40 houses between Greenfield Drive and New Barn Road, plus 1 ha of open space. It was agreed that an open meeting at the village hall would be arranged for all parishioners before the next parish council meeting when this proposed development could be discussed and a parish letter responding to this proposal could be agreed. The clerk was asked to advertise this meeting in Round and About Great Tey, the notice board and the web site and also say that a draft letter outlining the parish council's response would be available on the web site and notice board before the meeting. The contents of the draft letter were discussed, and it was agreed that the draft letter could include some points raised by the public, together with being in favour of some further development, perhaps the site of 17 houses could be increased to say 30 houses. The clerk was asked to arrange a date for the meeting and circulate the draft letter for approval.

## **7. FINANCIAL MATTERS**

(a) The following cheques were approved for payment:-

Chq.No.	Payee	Amount (£)	of which VAT
101597	Playquip – repair and refurbish of play equipment at HFRG	£ 9,346.80	£ 1,557.80
101598	Anglian Water – water for allotments	£ 22.41	
101599	D Williams-clerk salary £462.91 less PAYE £184.80	£ 278.11	
101600	HM Revenue & Customs - PAYE for clerk salary	£ 184.80	

Cllrs Hamer & Williamson both said that the Playquip works to the play equipment have been completed satisfactorily.

(b) The resultant balances after all items are paid and received is Community Account Cr £13,138.33, Business Saver Account Cr £22.38. The bank statements were signed by the chairman in evidence.

## **8. PLANNING MATTERS**

(a) Planning Applications

170323 Rojo, 6 The Street – single storey front and side extension – no objection subject to neighbours' views.

170355 Site of former barn south of Teybrook Farmhouse, Brook Road, variation of conditions 2,6,9 – no objection subject to neighbours' views.

(b) Other Planning Matters

Inspectors report dated 17 January 2017 received, regarding Footpath 64 Great Tey, amending the order from a Bridleway to a Footpath.

## **9. HIGHWAYS**

Cllr Beesley said that ECC Highways have asked the parish council whether or not the cobbles at Tey Brook, Brook Road should be removed. Members said that these cobbles are an historical feature of the village, they are a traffic calming measure, they were laid in accordance with an agreement between ECC and the landowner, and agreed that ECC Highways should be advised of this and asked to relay the cobbles.

Cllr Beesley said that there is a pothole opposite Teybrook Glamping site, and he will report it.

## **10. BUS SERVICE**

Cllrs Hamer & Williamson said that the minutes of the Transport Representatives meeting on 31 October were correct.

## **11. LITTER PICK**

Cllr Beesley said that the litter pick had been arranged for Saturday 4<sup>th</sup> March and parishioners have been asked to meet at the village hall at 9.30am and an article has been placed in Round and About Great Tey. The clerk was asked to arrange with the CBC wardens for 70 bags, 25 pickers, 25 Hi Vis vests and 25 pairs of gloves to be delivered to Cllr Beesley's house. He was also asked to arrange for the resultant rubbish to be collected from the hardstanding outside Cllr Williamson's house on Monday 6<sup>th</sup> March. He was instructed to ask Cllr Fairs if he would be able to run the barbeque.

## **12. GREAT TEY WEB SITE**

The clerk reminded members that under the Transparency Code for Smaller Authorities the parish council were legally required to publish a great deal of information on the web site which is not easily managed at present because of the system used on the site. Cllr Beesley said that he would work with the clerk in publishing this information in the short term, with the long term solution being to liaising with Mr D Collier and the web site manager regarding the construction of the new web site.

## **13. ALLOTMENTS**

The clerk reported that two plots have not paid the rental and as the plots are not being maintained, it was agreed that they are to be given notice to quit and the plots offered to those at the top of the waiting list. Cllr Beesley said he had not visited The Chase with Cllr Fairs and an allotment holder to discuss the issue of access to the Old Playing Field (OPF) and the allotments. The situation can then be monitored and further action considered if it does not improve.

## **14. CORRESPONDENCE NOT DEALT WITH ELSEWHERE**

From a parishioner regarding the parish council's agreement to an alteration in his fence to allow oil deliveries from the Harold Fairs Recreation Ground. He has returned the signed licence and the fee together with a sketch plan of the works proposed by the contractor. These were agreed subject to the concrete posts being set in concrete because the wires are under tension, and the work done at his cost.

From Rural Community Council of Essex regarding Essex Village of the Year Competition. It was agreed not to enter in view of the changed format of the application to the competition.

**15. ANY OTHER BUSINESS**

Cllr Bartleet asked for access to the Old Playing Field on 24<sup>th</sup> June for car parking for a family wedding. Members agreed. There being no further business, the meeting was closed at 10.33 pm.

Chairperson..... Date.....

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