

GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Great Tey on Tuesday 12th October 2021 at 7.30pm
Present: Cllr Bartleet, Cllr Fairs (Chairman), Cllr Frances, Cllr Hamer, Cllr Warnes.

Clerk Mr D Williams, Colchester Borough Council (CBC) Cllr Chillingworth and 3 members of the public attended.

1.APOLOGIES FOR ABSENCE – Cllr Suff

2. DECLARATIONS OF INTEREST

None. Cllr Fairs referred to the very recent planning application received for land to the east of New Barn Road, and said that the land is owned by members of his family, but that he has no financial interest. He asked members if they preferred that he withdrew from the meeting when this matter was discussed, but he was not asked to do so.

3. CONFIRMATION OF MINUTES OF THE LAST PARISH COUNCIL MEETING

The minutes of the last remote parish council meeting of 14th September 2021 were agreed as a true record, and were signed by the chairman.

The meeting was suspended.

PUBLIC QUESTIONS AND STATEMENTS

(i).Has the parish council got a view on the New Barn Road development.

Cllr Hamer said that there is no view at present as the application was received yesterday. The neighbourhood plan committee has been in discussion with the developers regarding the layout and type of properties.

(ii).I think that 32 houses on the site is too many for the development. Cllr Fairs said that the application is for 30 dwellings.

The meeting resumed.

4. REPORT FROM COLCHESTER BOROUGH COUNCILLOR

Borough Cllr Chillingworth said that the Local Plan Inspector has now written to the Council with his suggested modifications and, following the recent Local Plan Committee meeting, they are now out on consultation for 6 weeks until 15th November.

There are very many, some minor some less so, but he recommends that the parish council looks at them carefully in case there are some modifications that may affect their areas.

He said that he met with ECC Cllr Lewis Barber, Cllr Tim Francis and Jon Simmons, Essex Highways LPA coordinator, to consider the dangerous corner between Chappel Road and the Earls Colne Road. Watching traffic confirmed the problem. Various options were discussed, but the only real solution is the removal or severe cutting back of the garden hedge of the corner property. An approach should be made by the PC to discuss with the property owner. There could be the possibility of a widening of the junction and a land swap with the Highway Authority.

Borough Cllr Chillingworth left the meeting.

5. NEIGHBOURHOOD PLAN

Cllr Hamer said that the committee are making progress with the draft neighbourhood plan, and then the planning consultant will soon have his input. They have met with AECOM regarding design codes viewed in the village and await the response. The committee consider that it is the parish council's responsibility to complete the S106 monies wish list for New Barn Road.

6. PLANNING MATTERS

(a) Applications received

212493/4 The Round House, East Gores Road, Coggeshall – Single storey extension. Removal of existing modern unsympathetic construction. Removal/replacement of existing conservatory – No objections subject to neighbours' views.

212646 Land to East of New Barn Road - Outline planning application for 30 dwellings and 1ha of public open space and access from Newbarn Road. Some matters reserved.

This application was discussed at length. Cllr Hamer said that the design and access statement sets out issues that have already been discussed. The road junction at Earls Colne Road and Chappel Road will require improvements with the increased usage by the occupiers of the new dwellings. Cllr Warnes said that a public open space is offered, but the parish council does not want to maintain it. The trees and footpaths will need to be maintained. He also noted that footpaths are proposed over the Harold Fairs Recreation Ground, but the parish council has not been consulted. Cllr Fairs said that we need a village warden to maintain the parish assets. Cllr Warnes said that time is required to read the full planning application and proposed that a considered and constructive response is submitted within the timescale of 1st November. The issues identified by members are:- 1.Responsibility of ongoing maintenance of public open spaces. 2.Improvements to the road junction at Earls Colne Road and Chappel Road. 3.Road repairs to Greenfield Drive. 4. Responsibility for maintenance of trees and hedges to be clarified. 5. Who is to own the public open space. It was agreed that members will consider their proposed responses to include whether or not to support, to object or no objections subject to certain reservations, so that a collective response can be submitted by the due date, and this response can be confirmed at the November meeting.

(b) Proposals for S106 monies for New Barn Road development. At present they are to include storage facilities for Harold Fairs Recreation Ground (HFRG), village hall renovations, and village hall community hub. We have to submit our wish list with costings at the same time as the response regarding the planning application. Councillors were asked to prepare costings by 20th October. It may include a fund for ongoing open space maintenance and allotment repairs.

(c) Local Plan – the parish council is required to formulate a response by 15th November if a response is required. This will be an agenda item in November, and parish councillors were asked to review the amendments to the Local Plan on the CBC web site as far as it affects Great Tey.

3 public left the meeting.

7. FINANCIAL MATTERS

(a) Cheques for payment

Chq.No.	Payee	Amount (£)	/ of which VAT:-
101914	D Williams-clerk salary £499.83 less PAYE £99.80	£ 400.03	
101915	HM Revenue & Customs - PAYE for clerk	£ 99.80	
101916	PKF Littlejohn LLP – external auditor fee	£ 240.00	£ 40.00
101917	I Dyer – handyman	£ 325.20	£ 54.20
101918	EHAAT (Essex & Herts Air Ambulance Trust) – donation	£ 50.00	

(b) The resultant balances after all items are paid and received is Community Account Cr £ 39,421.69, Business Saver Account Cr £ 22.48. The Neighbourhood Plan allocated fund included in the Community Account is £ 6,200.00. The bank statements were signed by the chairman in evidence.

8. HAROLD FAIRS RECREATION GROUND

Cllr Fairs referred to the drawdown of the S106 monies for the Brook Road development, and asked whether further quotations had been received for the play area redevelopment, and if not he asked that Cllr Frost chase for these and circulate when received. Members referred to the hedge to the south side of HFRG which borders the rear gardens of Chrismund Way and Greenfield Drive, and agreed to ask the handyman to cut the hedge, including the car park, down to 4 feet, and remove the clippings by 10th December.

Cllr Fairs said that he would arrange for Livertons to cut the hedge from the car park to Lower Langley in the half term week, he will arrange for the security gate to be opened, and the clerk was asked to advise the headmistress and the nearest Lower Langley residents.

9. HANDYMAN – The outstanding jobs are the hedge in HFRG and a quotation to roll the football pitch at HFRG.

10. VILLAGE HALL

The clerk advised that the application to Essex County Council CIF Fund for funding of the plumbing and fire door works has been submitted and a response is expected in December.

The sub committee members are considering costs for a community hub by way of improvements to the hall kitchen area, and a rough costing is between £100,000 and £150,000. This is for the S106 proposal for monies for the New Barn Road development. The village hall manager’s probation period has finished, and the sub committee are to meet her.

11. HIGHWAYS

Cllr Fairs said that ECC Cllr Barber has submitted two applications to the Local Highways Panel. One for work to relign the junction of Moor Road and Chappel Road, together with work to remove the tarmac at the base of the tree, and one for work to realign the junction of Chappel Road and Earls Colne Road. Cllr Fairs said that he will visit the occupier of the property whose garden backs onto that junction to discuss reducing the height and overhanging of the hedge to improve visibility.

Cllr Fairs said that ECC Cllr Barber has reported the potholes at both ends of Greenfield Drive to ECC Highways.

Cllr Fairs said that he would ask Livertons for a quotation to cut back the hedge on Chappel Road from the Moor Road junction to the junction with The Street, and also to clear the spoil from the footpath, but not to clear the ditch.

Members agreed to ask ECC Highways to put the cables to identify the speed of vehicles on Brook Road and Chappel Road at 100 metres from the village gates at both ends of the village.

Members instructed the clerk to ask ECC Highways for the result of the works at Tey Brook to remove the water from the road surface, as water is still seen there.

The clerk said that the occupier the corner property at Greenfield Drive and The Street has advised that they do not own the hedge overhanging the footpath in The Street, and does not know who the owner is.

Members noted the communication from ECC Highways giving advice regarding roadside vegetation and ditch maintenance.

12. ALLOTMENTS

Cllr Fairs said that a parishioner has advised that a replacement gate post and one or two fence posts are required to the allotments. Members asked him to obtain costs so that they can be included in the S106 monies.

13. EMERGENCY PLAN

The clerk said that there had been only a small response to the request in Round and About for contact names for equipment and resources. He was asked to put this in Round and About again for the November edition.

14. ANY OTHER BUSINESS

Members agreed a donation of £50 to Essex and Herts Air Ambulance Trust following a request from them.

Cllr Frances said that he is to sign off a parishioner who is undertaking a Duke of Edinburgh Silver Award through a litter pick.

There being no further business the parish council meeting was closed at 10.04 pm.

Chairman..... Date.....