

GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Great Tey on Tuesday 9th November 2021 at 7.30pm

Present: Cllr Frances, Cllr Frost, Cllr Hamer (Chair), Cllr Warnes.

Clerk Mr D Williams, Colchester Borough Council (CBC) Cllr Chillingworth, Essex County Council (ECC) Cllr Barber attended.

No members of the public attended.

1.APOLOGIES FOR ABSENCE –Cllr Bartleet, Cllr Fairs, Cllr Suff

2. DECLARATIONS OF INTERESTS – None, but see Minute 6a re the planning application 212646 Land to East of New Barn Road.

3. CONFIRMATION OF MINUTES OF THE LAST PARISH COUNCIL MEETING - The minutes of the last remote parish council meeting of 12th October 2021 were agreed as a true record, and were signed by the chair.

The meeting was suspended.

PUBLIC QUESTIONS AND STATEMENTS

(i). Question received by email before the meeting - I have been reading the comments on the CBC web pages regarding the recent planning application 212646 - for the development of 30 houses on the New Barn Road Site. I am surprised at the Parish Council's response in support of the application and would like to know what its justification and reasoning is behind this when I'm certain it's the Parish Council's responsibility to represent and voice its parishioners' views on planning matters as I see absolutely no resonance between the many comments of objection and the PC's comments. All it seems the PC is concerned about is how the green space is going to be managed and not a lot else. There have been several well attended public meetings where there has been an overwhelming rejection of this proposal and also strong levels of objection on the CBC draft SS8 Planning portal (again to which the Parish Council conversely gave support). Following this there was even a survey carried out by Parish Council's own village development plan committee which also indicated similar views of parishioners. I feel this Parish Council has failed in its role to represent its parishioners. I would like to further comment that the notification of the planning application was first publicised on the PC Facebook page on the 11th Nov notifying that the response to this would be discussed the following day at PC meeting on the 12th. This was obviously carried out and as the PC's own representation was then posted to the CBC. In my view this is unacceptable and did not give parishioners adequate notice to attend the meeting to make their views felt.

-Members discussed these points and asked the clerk to reply and say that this planning application was received by the parish council the day before the October meeting. There is a limited time given by CBC for the parish council to respond, so we were not able to hold over the response until the November meeting. Notice was given on the facebook page on this late addition to the agenda. Some parishioners did attend as a result, and were able to put their views forward. The parish council has to consider applications in the light of the views of parishioners and also in the light of what is considered best for the village. It also has to take into account that this proposed development is in the new local plan. Following a public meeting the views of those attending that public meeting were taken into account, and access to the proposed development was changed from Farmfield Road and Harvesters Way to New Barn Road, more green space was added and the number of houses reduced. With that in mind, the parish council debated the planning application at the October meeting and decided to support the application by a narrow majority. The response to CBC raised more points than green space, also voicing traffic concerns. The planning application was on the agenda for the November meeting to confirm the response given to CBC and to give parishioners the opportunity of making statements. No members of public attended.

(ii) Question received by email before the meeting - I would like to raise my concern regarding the appalling state of the junction between Greenfield Drive and the Street. There are numerous very deep potholes on the 'T' junction which have been present for a considerable time now. I know several residents have registered them on the ECC Pothole reporting web site including myself and some date back to May this year. I also note with dismay that a team recently came out to repair the single pothole at the other end of Greenfield Drive opposite the Village Hall but failed to address the others nearby. This hardly seems a very efficient way to operate or even topically 'green' when you consider the cost, energy, resources and time to send a team out to repair one pothole only. Furthermore I have noticed that no action has been taken regarding the subsidence I raised on Brook Road several months ago. This is becoming more apparent now as vegetation dies back again. The position of this is as you head north on Brook Road from the A120 just before you approach the 1st set of 'S' bends. The subsidence is just in front of a telegraph pole there. It's only a matter of time before the road will collapse into the ditch causing a serious hazard to road users. Could you please raise these issues with ECC.- These matters were discussed and the clerk was asked to reply and say that the potholes at Greenfield Drive have been reported to Essex County Council Highways on a number of times by several people. The Essex County Councillor Lewis Barber has now been made aware of this issue and he is now dealing with Highways seeking urgent repairs. Turning to the subsidence you mention, we see from the minutes of the parish council's April meeting that you attended remotely, that we understood that the subsidence was on the first left hand bend, not before the first right hand bend. We have now reported the location to the Essex County Councillor who will liaise with Highways to have this location inspected and dealt with.

(iii) Question received by email before the meeting - The land at the north end of the Parsonage Court (adjacent to the public footpath and The Rectory) is shown in the approved plans to be planted out and is specifically mentioned in the landscape management plan Rev C, that was submitted for approval under condition 29 on 24.7.20 under application 501547. Nothing appears to have happened yet and the area is now a mass of weeds, and old hanging baskets and grass cuttings are now appearing. The landscape proposals plan 2019/26-001 Rev H, identifies the tree and plant species for planting at the north end plus trees and planting on the grassed areas behind the hedge that borders the road. None of this planting has been undertaken. The trees and shrubs at the north end aim is "to create a natural mixed native buffer of screening planting on the edge of the village. This would help tie in the proposals to the wider landscape and would have subsequent wildlife benefits". How can this be addressed to ensure that the planting proposals under the approved planning are carried out? Parsonage Court is a lovely addition to the village and they, all other villagers and visitors who use the public footpath should have the benefit of the development being completed in accordance with the approved plans. - The parish council discussed this and the clerk was asked to reply and say that we expect this to be done this winter as the planting season is from now until March. The clerk was also asked to contact the developers and ask them if this planting is to be done this winter.

The meeting resumed.

4. REPORT FROM ESSEX COUNTY COUNCILLOR

ECC Cllr Barber said that he had been working on several highways issues for the parish.

He is seeking ECC Highways support for improvements to the junction at Earls Colne Road and Chappel Road and asked if the occupier of the house on the corner of the junction had been contacted regarding the reduction in the hedge height and width. The clerk said that Cllr Fairs had advised that he will do so shortly.

The speed survey reports on Chappel Road and Brook Road are expected shortly.

The Speed Indicator Device (SID) policy has changed and he will support any application from parishes, providing a grant to help the parish pay for the device.

The A12 consultation has reopened.

He is seeking ECC Highways approval for our tree surgeon to remove the tarmac at the base of the tree at the Moor Road and Chappel Road junction.

He is investigating the outcome of the road works which were to repair the flooding of the road at Tey Orchard, Brook Road.

He will follow up the application to the Local Highways Panel regarding the upgrading of the footpath from the bus shelter to the junction of Chappel Road with The Street.

Cllr Warnes asked for clarity on ECC funding policy for solar panels for the village hall, and ECC Cllr Barber said that he would follow that up.

5. REPORT FROM COLCHESTER BOROUGH COUNCILLOR

Borough Cllr Chillingworth said that there could be around £200 available in the Local Budget this year for any projects that the parish would like financing, and asked for proposals.

6. NEIGHBOURHOOD PLAN

Cllr Hamer said that the committee are making progress with the draft neighbourhood plan so that the planning consultant can have his input. They have received the report from AECOM regarding design codes viewed in the village and will consider this at their December meeting.

7. PLANNING MATTERS

(a) Applications received

212646 Land to East of New Barn Road – outline planning permission for 30 dwellings & 1 ha of public open space & access from New Barn Road. Some matters reserved – This application had been received the day before the October meeting and was discussed in detail then. However members considered that more time was required to read the detailed application. After further consideration the voting was very close, Cllr Fairs did not vote in view of his declaration of interests at the October meeting, and the following remarks were submitted.

The parish council support this planning application subject to the following:-

1.Responsibility of ongoing maintenance and the ownership of public open spaces should be clarified. The parish council does not have the resources to maintain this. The ownership and the responsibility for maintenance should be the responsibility of a suitably funded body, able to carry on its satisfactory management in perpetuity.

2.Similarly the responsibility for ownership and maintenance of trees and hedges should be clarified, and should be the responsibility of a suitably funded body, able to carry on its satisfactory management in perpetuity.

3. We are concerned that the developers data provided is 3 years old.

4.Improvements to the road junction at Earls Colne Road and Chappel Road are necessary as demonstrated by a recent road traffic accident there. The poor visibility at this junction has been viewed by an Essex County Council Highways official. We note that there does not appear to be traffic data passing down The Street.

5.Road repairs to Greenfield Drive will be required as this will be used as an alternative access point to the development.

212688 Woodside, Lamberts Lane - proposed loft conversion, including the formation of front and rear facing dormers- No objections subject to neighbours' views.

212834 Stamford, Chappel Road - proposed single storey side extension – No objections subject to neighbours' views.

212902 - Toccia, Chappel Road - Convert the existing garage to ancillary accommodation to the main building (annexe). The proposals include omitting, enlarging existing fenestrations to the existing building and adding new windows & door.

Members decided to repeat the remarks for the previous application which were - We object to this planning application for conversion from a garage to residential use as the present garage is outside the village envelope, and this is contrary to the decision of planning application 160597. We also note that a lawful development certificate was refused under 202761.

(b) Members confirmed the parish council's wish list submitted to CBC for any S 106 monies due for the development on land east of New Barn Road. The wish list is as follows:-

1.Redevloping and refurbishing the village hall to create a Community Hub and to improve facilities. There is a budgeted figure for that of £150,000 for - (i)remove stage and repair floor, (ii) upgrade kitchen and increase servery area, (iii)renew lighting with LED, (iv)repaint interior to more neutral colours, (v)replace and upgrade bi-fold doors, (vi)review/ renew storage use to enable storage for new users, (vii)Provide more folding circular tables for hub and computers etc

2.Provide a storage facility for the use of village clubs using the Harold Fairs Recreation Ground. This would be used for storing equipment and also for changing facilities. Budgeted figure £40,000

3. Provide a fund to enable the parish council to properly service the open spaces, include the increased equipment and grass cutting and strimming and hedge cutting of existing open spaces. Budgeted figure of £50,000, which is made up of £5,000 each year for 10 years.

(c). The amendments to the Local Plan following the inspector's report were discussed. It was agreed to advise CBC of two amendments, being that the Brook Road development was for 15 dwellings, not 10, and that bus service 83 is discontinued, only bus service 82 now runs.

ECC Cllr Barber and CBC Cllr Chillingworth left the meeting.

8. FINANCIAL MATTERS

(a) Cheques for payment

Chq.No.	Payee	Amount (£)	/ of which VAT:-
101919	D Williams-clerk salary £499.83 less PAYE £99.80	£ 400.03	
101920	HM Revenue & Customs - PAYE for clerk	£ 99.80	
101921	Great Tey Village Hall Committee – hall rental	£ 57.00	
101922	Round and About Great Tey – donation	£ 750.00	
101923	Great & Little Tey PCC – donation for churchyard maintenance	£ 475.00	
101924	I Dyer – grasscuts	£ 132.00	£ 22.00
101925	I Dyer – handyman	£ 282.00	£ 47.00

(b) The resultant balances after all items are paid and received is Community Account Cr £ 36,865.66, 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.

9. HAROLD FAIRS RECREATION GROUND

Cllr Frost said that a second quotation has been received for the play area redevelopment and a third quotation is awaited. The siting of this equipment was discussed and the clerk was asked to establish the new location of the football pitch from the football club involved.

Members agreed the Playquip quotation costing £3,460 for repairs required to the play area following the ROSPA report. The clerk was asked to contact CBC to seek withdrawal of these funds from the S106 allocated monies and to seek clarification of the process for the withdrawal of the remainder of the monies once we have agreed the quotation for the play area redevelopment. Cllr Frost said that he will get a quotation for the concrete path repair and also seek more detail on the bridge repair quotation.

The clerk said that Cllr Fairs has advised that Livertons will cut the hedge from the car park to Lower Langley when next in Great Tey. Graffiti has been noted on the youth shelter and the clerk was instructed to ask the handyman to remove it.

10. HANDYMAN – The outstanding jobs are the hedge in HFRG and a quotation to roll the football pitch at HFRG which is required as we are putting in new play equipment. The clerk was instructed to ask the handyman to clear the nettles on the play area under the bridge and on the skate ramp.

11. VILLAGE HALL

Cllr Warnes said that the sub committee are investigating Solar Panels for the hall costing either £12,000 or £17,000 with batteries, and await to see if ECC Cllr Barber can find suitable funding for this. The response to the application to ECC CIF Fund for funding of the plumbing and fire door works is awaited.

Cllr Frances said that the sub committee met with the village hall manager as her probation period had finished, and her contract was confirmed. The sub committee recommended that her weekly hours be increased from 5 to 7 hours increasing the salary from £3,026 pa to £4,236 pa. Members agreed to this and that the annual review takes place in April, with monthly meetings in future. The clerk was asked to write to the village hall manager to confirm.

12. HIGHWAYS

ECC Cllr Barber gave his report earlier in the meeting which detailed the outstanding matters.

13. OLD PLAYING FIELD

Cllr Hamer said that the village weekend committee hope to hold the village weekend on the Jubilee weekend next year.

14. ALLOTMENTS

Members agreed a quotation from Mr Dyer to supply and install a replacement galvanised gate post for £180 and two fence posts for £60, both plus VAT, to be completed by mid December. The clerk was asked to reply and confirm, presuming that this also includes the rehangng of the gate.

15. EMERGENCY PLAN

The clerk said that there had been one response to the request in Round and About for September for contact names for equipment and resources, and it was put in Round and About again for November.

16. CORRESPONDENCE NOT DEALT WITH ELSEWHERE

From a parishioner advising that the post box at East Gores was removed by Royal Mail after it was damaged by a lorry. The clerk was asked to write to Royal Mail asking for its reinstatement.

From Highways England regarding the A12 widening consultation. Cllr Fairs suggested that this was put on Facebook.

From Essex Heritage Trust advising that they have funds available for heritage works. Cllr Warnes suggested a plaque for the old cart wheel base and block in The Street. The clerk was asked to seek advice from the local historian.

There being no further business the parish council meeting was closed at 10.22 pm.

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