

GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Great Tey on Tuesday 14th March 2023 at 7.30pm
Present: Cllr Bartleet, Cllr Fairs (Chair), Cllr Frances, Cllr Frost, Cllr Hill, Cllr Warnes.
Clerk Mr D Williams and 3 members of the public attended.

1. APOLOGIES FOR ABSENCE

Cllr Hamer. Essex County Council (ECC) Cllr Barber and Colchester City Council (CCC) Cllr Sunnucks did not attend.

2. DECLARATIONS OF INTEREST

Cllr Bartleet declared an interest in the planning applications for Walcotts Hall as the applicant is a family member. He will not comment on the applications.

3. CONFIRMATION OF MINUTES OF THE LAST PARISH COUNCIL MEETING

The minutes of the last parish council meeting of 14th February 2023 were agreed as a true record, and were signed by the chairman.

4. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE

Cllr Warnes said that he would obtain an alternative quotation for the youth shelter roof works proposed. **ACTION: Cllr Warnes to obtain alternative quotation.**

Cllr Fairs said that he would contact the householder to discuss the previously overgrown shrub in The Street. **ACTION: Cllr Fairs to contact householder.**

The meeting was suspended.

PUBLIC QUESTIONS AND STATEMENTS

Cllr Frances objected to the clerk making a statement as a parishioner in the public questions session. The clerk said that he had a democratic right to do so as a parishioner and was not a member of the parish council. The other parish councillors did not agree with Cllr Frances's objection and the chairman over ruled this objection and the clerk was allowed to make a statement as a parishioner.

(i). A parishioner referred to the planning application for Forresters, Lamberts Lane, and said that it was of concern that the technical note proposed a move of the entrance, and that this was not necessary and would cause more damage to the area.

(ii). A parishioner referred to the planning application for Forresters, Lamberts Lane and said that he objected to the new entrance which is narrower and technically no difference. The traffic survey is not independent and the figures appear to be plucked out of the air and is considered biased. The building of 4 dwellings will require heavy plant which will destroy the fragile road surface.

(iii) A parishioner referred to the planning application for Forresters, Lamberts Lane and gave a history of this planning application since it was submitted last September. The new access proposed in the highways and transport technical note is a few metres down the lane and relies on vehicles speeding at 30mph or less. This is exceeded by drivers by their own admission.

Delivery drivers also exceed 30mph so the site lines are inadequate. The data provided to prove that the lane is acceptable for this development is based on 4 edge of town, not rural, sites that do not have farm vehicles and the comparisons fail to support the claim that the lane is now suitable for the development. There are other inaccuracies. There are 7 objections to the highways and transport technical note and 21 objections in total, and I hope that parish councillors have visited the site to judge for themselves. I ask that the council objects to these amended plans and objects to the application.

(iv) A parishioner asked if there was any progress with the plaque for Cob Cottage wall and has the grant for payment of the plaque been approved. The clerk advised that no application has been made for a grant as we were waiting to clarify the overall costs. The clerk was asked to seek an update from the manufacturer. **ACTION : Clerk to obtain an update on the plaque.**

(v) A parishioner asked if we have any contact with the local police, and what is the present crime position.

Cllr Fairs said that he had recently met with the local police who have updated on their revised responsibilities as there have been various crimes recently in the local area.

The meeting was resumed.

5. NEIGHBOURHOOD PLAN

Cllr Warnes said that the neighbourhood plan had been finalised, leaflets had been distributed and a public meeting arranged for 1st April. The clerk confirmed that the statutory and local consultations have been sent, and the neighbourhood plan and supporting documents are posted on the web site.

6. PLANNING MATTERS

(a) Applications received

230477 & 230478 Walcotts Hall, Coggeshall Road - Construction of a single storey extension to the north side of the listed wall in the rear garden amenity – No objections subject to neighbours' views.

222667 & 222670 Chequers Inn, The Street - Erection of illuminated and non-illuminated signs to the exterior of the building (amended plans received) - No objections subject to neighbours' views, but we feel it would be better viewed in the light of the other outstanding applications in relation to the property.

222358 Forresters, Lamberts Lane - Re-use of Agricultural Buildings to create 2no. Dwellings and Garage/Studio, along with the demolition of former piggery building. (highway and transport technical note received) - We are not swayed by the technical note in the absence of any further response from Essex County Council Highways. We support both the views of the neighbours and Essex County Council Highways in objecting to the application.

3 members of public left the meeting.

7. FINANCIAL MATTERS (a) Cheques for payment

Chq.No.	Payee	Amount (£)	/ of which VAT: -
102021	M2Print Limited – Neighbourhood plan costs	£ 97.00	
102022	DCM Surfaces Ltd – play area works – S106 grant	£14,827.80	£ 2,471.30
102023	Premier Playgrounds Ltd – play area works – S106 grant	£ 3,276.00	£ 546.00
102024	D Williams- net sal Feb £325.96,inks,stamps £98.78,Nat Ins £13.40	£ 438.14	
102025	HM Revenue & Customs – PAYE for clerk	£ 217.20	
102026	Anglian Water Business (National) Ltd – allotments water	£ 17.05	
102027	HAGS-SMP Limited – play area installation – S106 grant	£62,040.00	£10,340.00
102028	BHIB Ltd – insurance premium for additional play area items	£ 26.95	

(b) Members agreed to transfer £30,000 from the Business Premium Account to the Community Account, and asked the clerk to submit a request to Colchester City Council for further S106 monies of £68,222.47. **ACTION: Clerk to submit S106 request.** The resultant balances after all items, including the transfer and S106 monies, are paid and received is Community Account Cr £21,052.32 and the Business Premium Account balance is Cr £26.00. The VAT refund is not included in these figures. The funds allocated for Neighbourhood Plan are £6,064. The bank statements were signed by the chairman in evidence.

Cllr Frost said that the cheque 102027 for HAGS-SMP Limited should be withheld until the S106 monies are received, and until the snagging issues have been completed. He will advise when the snagging issues are done.

(c) Cllr Fairs said that Cllr Frances had received legal guidance from the Essex Association of Local Councils (EALC) regarding the doubtful legality of donations to the Parochial Church Council (PCC). It stated that the law was not clear and has not been tested in court. The clerk said that payments had been made in accordance with the guidance given in the EALC recommended legal guide to support parish council clerks being Local Council Administration by Charles Arnold-Baker which very clearly states that a parish council can contribute to the maintenance of the churchyard, and is done within our free resource or donations figure. Members asked the clerk to ask the PCC for the amount of the churchyard grass cuts last year as we are looking at our budget, and to write to EALC asking for their further guidance pointing out the reasons why we have paid for the churchyard grasscuts. **ACTION: Clerk to write to PCC and EALC.**

8. HAROLD FAIRS RECREATION GROUND

(a) Cllr Frost said that the work has largely been done to the installation of the new play area subject to a few snagging issues. There has been good feedback and a formal opening is being arranged. There are funds remaining in the budget which could be used to replace the fencing for the existing play area as there is no requirement to fence off the new play area.

Cllr Fairs thanked everyone who has been involved with the installation of the new play area and all present showed their appreciation in the usual way.

Members asked the clerk to write to the maintenance contractor to ask for his views on a maintenance plan for the new play area and advise him that councillors wish to meet him and discuss this. **ACTION: Clerk to write to maintenance contractor.**

(b) The clerk referred to the Jubilee tree planting. Mr Perfect Brown would like a small plaque on site stating that he is maintaining the tree. Cllr Fairs said that he will contact him and ask for details of the plaque, and arrange to meet and decide the location and the logistics including him digging the hole. Cllr Bartleet said that he will transport the tree to the site. Once the tree has been moved then we can arrange the planting ceremony. **ACTION: Cllr Fairs to liaise with Mr Perfect Brown and Cllr Bartleet.**

(c) Members agreed that the Swimming Pool Committee can use the Harold Fairs Recreation Ground for a Big Lunch on Sunday 7th May and the Annual Cricket Match on Monday 8th May subject to the usual requirements that the field is tidied up afterwards, and confirmation that the organisers have arranged public liability insurance cover. The clerk was asked to reply and to ask the maintenance contractor to mow the field a few days beforehand. **ACTION: Clerk to reply and to write to the maintenance contractor.**

9. MAINTENANCE CONTRACTOR

Members considered the outstanding jobs and asked that the outstanding welding at the play area and the varnishing of the village hall notice board are completed before any new jobs are started. Members agreed that three allotment fence rails can be replaced once the other jobs are done, but asked for a quotation first. **ACTION: Clerk to write to maintenance contractor accordingly.**

10. VILLAGE HALL

(a) Cllr Warnes proposed that we submit a grant application to fund solar panels for the hall. He advised that the cost of installation is £11,000 without a battery with a pay back of 8.4 years, and installation with a battery is £17,000 with a pay back of 8.9 years. Members agreed to the application being submitted for panels with a battery in the name of the Trust Fund with no commitment to the installation of solar panels. The application is to be submitted before 31st March and although the fund has already closed, it will put our requirements in front of ECC. **ACTION: Clerk to submit grant application before 31st March.**

11. HIGHWAYS

Members asked the clerk to chase up the repair of the potholes previously reported to ECC Cllr Barber. **ACTION: Clerk to write to ECC.** Members asked the clerk to chase up Messrs Fordhams regarding maintenance of the tree at the junction of Coggeshall Road and The Street, and if no response, to contact an alternative tree surgeon, details given. **ACTION: Clerk to contact Fordhams and if necessary an alternative tree surgeon.**

12. OLD PLAYING FIELD

Members agreed that a parishioner can use the Old Playing Field for guests' parking for a wedding on 1st April subject to there being no heavy rain beforehand making the field unusable. **ACTION: Clerk to advise parishioner.**

13. ALLOTMENTS

Members referred to the complaint received regarding the ditch work which stated that it has left the area untidy. Members instructed the clerk to write to the maintenance contractor asking that the waste from the ditch is spread out. **ACTION: Clerk to write to maintenance contractor.**

Members agreed that a childrens allotment can be placed on the waiting list at the usual rental of £17.50 and not to be in the name of an existing plot holder. **ACTION: Clerk to write to the prospective plot holder.**

14. CORRESPONDENCE NOT DEALT WITH ELSEWHERE

Email received from Chappel, Wakes Colne and White Colne Parish Councils regarding a prospective Community Energy Scheme. Members decided to take no action.

15. ANY OTHER BUSINESS

Cllr Warnes said that the top of the signpost at the junction of Coggeshall Road and The Street is still missing. As it is a heritage sign members agreed that the clerk should write to ECC Cllr Barber to ask for his support in having the top of the signpost replaced. **ACTION: Clerk to write to ECC Cllr Barber.**

Cllr Warnes asked that the clerk chase up the developers of Parsonage Court regarding the planting of the area between the development and The Rectory in accordance with the planning agreement. **ACTION: Clerk to write to the developers.**

Members asked the clerk to order the litter pick items from CCC for the litter pick on 15th April. **ACTION: Clerk to write to CCC and order litter pick items.**

There being no further business the parish council meeting was closed at 9.44 pm.

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