

# GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Great Tey on Tuesday 11<sup>th</sup> April 2023 at 7.30pm

Present: Cllr Bartleet, Cllr Fairs (Chair), Cllr Frances, Cllr Frost, Cllr Hamer, Cllr Hill.

Clerk Mr D Williams, Colchester City Council (CCC) Cllr Sunnucks and 16 members of the public attended.

The Chairman referred to the number of parishioners who attended and pointed out the fire exits.

## 1. APOLOGIES FOR ABSENCE

Cllr Warnes. Essex County Council (ECC) Cllr Barber did not attend.

## 2. DECLARATIONS OF INTEREST

Cllr Fairs declared an interest in the planning application for the Land adjacent to Warrens House, number 230721, as the applicant is a family member. He will leave the meeting room when the application is considered.

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

The minutes of the last parish council meeting of 14<sup>th</sup> March 2023 were agreed as a true record, and were signed by the chairman.

The meeting was suspended.

## PUBLIC QUESTIONS AND STATEMENTS

(i).What is happening about the mast, we do not want it there.

(ii).I am not objecting to the idea of a mast, the location is wrong.

(iii).It is an insensitive place to put a mast.

(iv).Who owns the land. On the neighbourhood plan there are numerous drawings and it seems to be in the conservation area.

(v).How did they manage to dig a hole for the County Broadband box.

(vi).Was planning permission obtained for the County Broadband box.

(vii).I think that The Old Schoolhouse had planning permission refused for a 2<sup>nd</sup> floor to be built on, so it is wrong that a higher mast is approved. I think that it should be put near to other masts.

(viii).The area is adjoining a conservation area and neighbouring listed buildings. The structure is twice the height of the village hall and neighbouring properties and is out of character for the surrounding area. It would spoil the appearance of the village as this proposal is located in the very centre on what is considered to be the nearest Great Tey has to a village green. This green has the village sign on it. The mast could be placed further out of the village, there is already a mobile phone mast in the Anglian Water pumping station on Chappel Road north of the village. Properties neighbouring the green annually have Bee orchids and Pyramidal orchids on them. The village hall is used by many voluntary groups and has an important use for events such as wedding receptions and children's parties. The inclusion of a large communications mast and cabinet would overshadow the village hall and adversely affect its earning potential. The cabinets also block the windows of the village hall. The proposal is part of a visibility splay to the main entrance to the estate which includes the main access to the primary school and village hall car park. In its supporting documentation the application refers to Great Tey as a city. Great Tey is a small village that protects its character and appearance and opposes street lighting and now this hideous structure is being proposed in the very centre of the village and visually blocking one of its main amenities. The mast would also block the view of the Norman church from Chappel Road. I am not against the mast, merely the proposed location. It would not be so visible if it could be located in land owned by the Diocese opposite.

(ix).Who has requested 5G. I am not aware that any consultation has been done beforehand. A number of statements in the application are incorrect.

(x).Exploratory holes were dug near the village hall a few weeks ago, why are they allowed to do this?

(xi).The siting in the centre of the village is not sensible.

(xii).The defibrillator paddles will be out of date at the end of April. **ACTION: Clerk to follow up and order as necessary.**

Cllr Fairs thanked everyone for coming to the meeting and having their say. The application for the telecommunications mast and associated equipment is for prior notification of proposed development and we can comment on siting and appearance. Please add your comments on the Colchester City Council website Planning page before the end of the consultation on 21<sup>st</sup> April.

The meeting was resumed.

9 members of the public left the meeting.

## 4. REPORT FROM COLCHESTER CITY COUNCILLOR

CCC Cllr Sunnucks said that he had completed one year as a City Councillor and has attended multiple meetings. There are elections in the Rural North ward for one City Councillor.

## 5. NEIGHBOURHOOD PLAN

Cllr Hamer said that an open meeting was held on 1<sup>st</sup> April when 15 people attended. This was regarding the formal consultation which runs until 28<sup>th</sup> April. The committee has to complete an end of year funding report and claim another year's funding from Groundworks UK.

## 6. PLANNING MATTERS

(a) Applications received

230699 Chappel Road application for prior notification of proposed development by telecommunications code systems operators - 15m high slim-line monopole, supporting 6no. antennas, 3no. equipment cabinets and ancillary development thereto.

After discussion the comments agreed were - The parish council declares an interest as the sole trustee of Great Tey Village Hall Trust which owns the village hall.

This proposed mast, cabinet and ancillary equipment would be in a very visually prominent area immediately outside the entrance to a busy and thriving village hall which serves as a vital community hub. This is an area of green space which has been landscaped to soften the appearance of the street scene and retain a sense of openness within the residential area. The proposed mast would measure 15 metres in height with 3 cabinets, ancillary equipment and paving. The proposal would be sited close to 2 bus stops, a village sign, adjacent to the conservation area, the Essex Way and 3 listed buildings. As a result the size and scale of the mast does not blend into the surrounding area and would have a stark and overbearing impact on the street scene. The Draft Neighbourhood Plan, currently at regulation 14 Consultation stage, states on page 21: Policy GtTey2 Landscaping Section D - Development which affects the setting of heritage assets and/or the Conservation Area must demonstrate how this has been adequately mitigated through the appropriate use of green screening. The draft plan also states on page 23 :Policy GtTey3 Views Section B- Development is expected to preserve the setting of St Barnabas Church and proposals are required to consider the impact on the view to the church and ensure that it does not have any significantly detrimental impact. There is an existing mast on a site further north of the village centre which is on higher ground and we cannot help but wonder why this is not the chosen location for this proposal. We also ask why any number of light industrial areas in and around the village were not explored as possible alternative locations. The proposed mast, by virtue of its excessive height and prominent location, would result in an inappropriate and highly visible form of development which would be incompatible with the existing street scene. For these reasons the siting and appearance of the proposed mast is unacceptable to the parish council and the parish which it represents and we object to it.

Members asked CCC Cllr Sunnucks to call in the planning application for consideration by the Planning Committee and he confirmed that will be done.

CCC Cllr Sunnucks and 3 members of public left the meeting.

230607 Trumpingtons, East Gores Road - remove existing sand and cement render on east elevation and part south elevation and replace with lime render with a colour coat to match existing – no objections subject to neighbours' views.

230731 5 East Gores Road, proposed single storey rear extension – no objections subject to neighbours' views.

Cllr Fairs had previously declared an interest in the following item and left the meeting room. Cllr Hamer took the chair.

230721 Land adj to "Warrens House", The Street - Application for Technical Details Consent for the erection of a single bungalow pursuant to Permission in Principle (ref: 220828) – no objections subject to neighbours' views.

Cllr Fairs returned to the meeting room and retook the chair.

(b) Applications approved by Colchester City Council

230156 Summerside, Moor Road - Erection of a ground floor front extension – approved subject to 3 conditions and 1 informative.

230215 1 Brook House Cottages, Brookhouse Road - Proposed single storey rear extension to form kitchen/dining area - approved subject to 3 conditions and 1 informative.

(c) Applications refused by Colchester City Council

222358 Forrester's Farm, 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) – application refused.

(c) The clerk referred to the parish council's enquiry to the Colchester Planning Enforcement Department seeking a report following a referral to them made twelve months ago concerning work done at Cherry Gardens. He said that Planning Enforcement stated that the matter is still under review. Members agreed to leave this matter with Planning Enforcement.

## 7. FINANCIAL MATTERS (a) Cheques for payment

Chq.No.	Payee	Amount (£)	/ of which VAT: -
102030	M2Print Limited – Neighbourhood plan costs	£ 55.00	
102031	D Williams- salary March £543.16 less PAYE £217.20	£ 325.96	
102032	HM Revenue & Customs – PAYE for clerk	£ 217.20	
102033	EALC – subscription	£ 312.14	
102034	Gt Tey Village Hall Committee-hall rental £57,neighbourhood plan £36	£ 93.00	

(b).The resultant balances after all items are paid and received is Community Account Cr £ 32,581.48 and the Business Premium Account balance is Cr £63.27. 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 snagging issues have been completed. He will advise when the snagging issues are done. The balances quoted include cheque 102027 and the S106 monies from CCC of £68,222.17 received.

(c).The clerk reported that a reply had not yet been received from Essex Association of Local Councils to our further enquiry concerning donation payments to Great and Little Tey PCC for the churchyard grass cuts.

(d). The clerk reported that the quotation for the hooping plate plaque for Cob Cottage for £140 does not include fixing. The clerk was instructed to ask the maintenance contractor if he would fix the plate in accordance with the planning approval and arrange for the plaque manufacture. The grant can be sought when the fixing cost is clarified. **ACTION : Clerk to contact the maintenance contractor with details and arrange for the plaque manufacture.**

## 8. HAROLD FAIRS RECREATION GROUND

(a).Cllr Frost said that he has been in contact with HAAG who confirm that they will do the seeding and snagging items required to the new play area, and when complete he will advise that the cheque 102027 can be released. The clerk confirmed that the S106 monies have been received from CCC.

(b).Members considered two quotations for the repair of the youth hut roof being the removal of the tiles and a felt roof in their place. After discussion members agreed that this capital expenditure would be put on hold in the short term to possibly see if there is any locality funding available.

1 member of public left the meeting.

(c). Cllr Frost said that the fencing around the car park onto the play area had not been repaired, and a temporary repair is required pending a permanent repair. **ACTION: Clerk to ask maintenance contractor to do the repair.**

(d). Members instructed the clerk to ask the maintenance contractor to go round with a strimmer around the fence and areas not reached with a gang mower. **ACTION : Clerk to ask maintenance contractor to do strimming.**

**9. VILLAGE HALL**

(a). Cllr Frances said that he had not yet met the village hall manager for an update together with Cllr Warnes.

(b). Members requested that a quotation for a professional valuation of the village hall should be obtained for consideration, and the clerk was asked to seek one from the recommended valuer. A rough valuation can also be calculated to compare with the present value insured. **ACTION : Clerk to obtain quotation for professional valuation.**

**10. ANNUAL PARISH MEETING**

It was agreed to hold the meeting before the Annual General Meeting and Parish Council Meeting on 9<sup>th</sup> May. **ACTION: Clerk to prepare agenda for inclusion in Round and About Great Tey.**

**11. CORRESPONDENCE NOT DEALT WITH ELSEWHERE**

Email received from parishioner regarding the neighbourhood plan. The clerk will acknowledge and pass the comments to the neighbourhood plan committee.

Several emails received from parishioners objecting to the telecommunications mast outside the village hall which have been acknowledged.

Email received from parishioner asking for progress concerning his suggestion that the Harold Fairs Recreation Ground be rolled.

**ACTION: Clerk to ask maintenance contractor for a quotation.**

**12. ANY OTHER BUSINESS**

Cllr Hamer said that she had decided to resign from the parish council for personal reasons. She has been a parish councillor for 9 years and will continue with the Neighbourhood Planning Committee. Cllr Fairs thanked her for her efforts and her considerable involvement, particularly with the neighbourhood plan and latterly as vice chairman of the parish council. Cllr Hamer said that another parish councillor should join the neighbourhood plan committee to report back on meetings.

Cllr Bartleet said that the tree at the junction of Coggeshall Road and The Street had not yet been reviewed by a tree surgeon, and the clerk was asked to again contact Fordhams, and if they are unable to do it, to approach another tree surgeon. **ACTION: Clerk to contact Fordhams.**

The clerk advised members that having completed 20 years service, he has decided to retire later this year after completion of the annual audit, and once a permanent replacement is appointed. The recruitment process can start next month.

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

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