

GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Great Tey on Tuesday 13th June 2023 at 7.30pm

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

Clerk Mr D Williams and 10 members of the public attended.

1. APOLOGIES FOR ABSENCE - Cllr Warnes

2. DECLARATIONS OF INTERESTS

Cllr Fairs declared an interest in planning application 231153 as there is a family connection. He will leave the meeting room whilst the application is being considered.

Cllr Bartleet declared an interest in planning application 231342 as there is a family connection. He will leave the meeting room whilst the application is being considered.

3. CONFIRMATION OF MINUTES OF THE LAST PARISH COUNCIL MEETING

The minutes of the last parish council meeting of 9th May 2023 were agreed as a true record and were signed by the chairman.

4. CO OPTION OF PARISH COUNCILLOR

Cllr Fairs said that six of the previous parish councillors were re elected in May and there is currently one vacancy. Colchester City Council (CCC) advise that there is no need to readvertise the vacancy and the parish council can co opt to fill the vacancy. Cllr Fairs said that Mr Andrew Hubbard had previously expressed an interest to join the parish council, and he nominated him. Cllr Bartleet seconded the nomination. There were no further nominations, and all members supported his nomination, and he was duly elected. Cllr Hubbard took his place at the meeting table. **ACTION: Clerk to arrange for completion of documentation.**

5. PRESENTATION REGARDING COMMUNITY ENERGY PROJECT

A presentation was made by the Colne Valley Community Energy Project, which is seeking to attract 300 homes in the surrounding villages to join a community energy project to generate solar energy and reduce domestic energy costs. Public meetings are being held in the area where parishioners can meet solar energy experts and join the scheme.

2 members of the public left the meeting.

PUBLIC QUESTIONS AND STATEMENTS

(i). I refer to the present planning application for the development off New Barn Road, and ask why did the parish council support the original planning application when there were so many objections to the application.

(ii). The minutes of the meeting in 2017 were previously on the web site, but have since been removed, can they put back?

(iii). The neighbourhood plan committee worked with the developers Mersea Homes to support the option 2. This new application is against that agreement and I ask why it has been changed and object to the planning application as it is against everything worked for in the last five years. The parish council has now missed the closing date of 13th June to submit comments.

(iv). The neighbourhood plan has been over ruled. I understand one officer in the CCC Planning Department prefers option 1 for the development layout, whereas another officer considers that the neighbourhood plan should be taken into account. We should work together to object to the planning application.

(v). Several parishioners say that there is no point coming to meetings as the parish council does not represent the views of the parish. The date for comments closed at 5pm today.

(vi). As a member of the neighbourhood plan committee I consider that this planning application has undermined the council.

(vii). Does the parish council have any quiet lane recommendations?

(viii). I have not heard anything about the plaque for my front wall previously discussed. **ACTION: Clerk to advise position.**

(ix). I have had no communication regarding my request for the rolling of the Harold Fairs Recreation Ground.

6. NEIGHBOURHOOD PLAN

The clerk said that Cllr Warnes had submitted a report saying that the committee met recently and discussed the responses to the consultation that has now closed. All review comments were discussed, and our consultant is to redraft the neighbourhood plan as a result of review comments that were thought appropriate. There are still significant milestones to complete before the plan becomes formalised. Before the meeting closed, disappointment was expressed at the plans submitted with the planning application for the development off New Barn Road. The committee had worked hard to come up with a design the community were happy with. This was then thrown away when submitted. The committee have raised a formal objection to the proposals.

7. PLANNING MATTERS (a) Applications received

Cllr Fairs proposed that Cllr Frost chairs the meeting whilst he leaves the room when the following planning application is discussed, Cllr Bartleet seconded the proposal, all members agreed, and Cllr Fairs left the room. Cllr Frost took the chair.

231153 Land off Newbarn Road – Application for approval of reserved matters following outline approval of 212646 – erection of 30 dwellings and 1 ha of public open space, and access from Newbarn Road – After a full discussion the comments agreed are:- The parish council strongly supports the objections of the Neighbourhood Plan Committee regarding the layout of the development which is contrary to that agreed with the developers.

The Neighbourhood Plan Committee has spent considerable time liaising with the developers and with the parishioners of Great Tey and this application is contrary to that. We support all the objections of the Neighbourhood Plan committee.

We propose a meeting with the Parish Council, the Neighbourhood Plan Committee, the developers and Colchester City Council planning department to discuss reverting to the original layout known as Option 2 amended.

ACTION: Clerk to advise parishioner regarding minutes of meeting removed from web site.

Cllr Fairs returned to the room and took the chair.

7 members of the public left the meeting.

231197 - Land north of The Kings Arms, Broad Green, Coggeshall - layout of gravel and change of use of vehicular parking north of and in association with the Kings Arms pub and hotel. Proposed change of use of land from agricultural to domestic residential gardens (retrospective) – No objections subject to neighbours' views.

231308 - Hazelmere, Chappel Road - rear full width dormer, rear two pitch gable dormers with two velux windows to front – No objections subject to neighbours' views.

Cllr Bartleet left the room whilst the following planning application was discussed.

231342 - Baldwins Farm, Baldwins Lane - Demolition of barn and the erection of 3 Bed Dwelling with parking and amenity space. – No objections subject to neighbours' views.

Cllr Bartleet returned to the room.

(b) Applications approved by Colchester City Council

230721 Warrens House, The Street – Application for technical details consent for the erection of a single bungalow pursuant to permission in principle 220828 – approved subject to 8 conditions and 1 informative.

230731 5 East Gores Road- proposed single storey rear extension- approved subject to 3 conditions and 1 informative.

230878 2 New Cottages, The Street – demolish existing flat roof rear single storey- approved subject to 3 conditions.

(c) Applications refused by Colchester City Council

230699 Application for prior notification of proposed development by telecommunications code systems operators – 15m high slim-line monopole, antennas and 3 equipment cabinets – prior notification is required and refused.

The clerk said that he had written to the agent for the applicant as requested to arrange a meeting, but no response has been received.

8. FINANCIAL MATTERS

(a) Cheques for payment

Chq.No.	Payee	Amount (£)	/ of which VAT
102044	HAGS – SMP Ltd -Duplicate for playground installation(unpaid)	£62,040.00	£10,340.00
102045	D Williams- salary June £543.16 less PAYE £217.20	£ 325.96	
102046	HM Revenue & Customs – PAYE for clerk	£ 217.20	
102047	destroyed		
102048	Groundwork UK – repayment of grant for neighbourhood plan	£ 5,393.50	
102049	Playsafety Ltd – ROSPA report on the play area	£ 119.40	£ 19.90
102050	Anglia Water Business (National) Ltd – allotments water	£ 27.66	
102051	Colchester Borough Council – uncontested parish election costs	£ 64.00	
102052	Round and About Great Tey – donation	£ 1,032.00	
102053	I Dyer – grasscuts	£ 124.80	£ 20.80
102054	I Dyer - maintenance contractor	£ 249.60	£ 41.60
102055	Mrs R Stone - notice board annual rental	£ 10.00	
102056	HAGS – SMP Ltd -second duplicate for playground installation	£62,040.00	£10,340.00

(b).The resultant balances after all items are paid and received is Community Account Cr £ 22,949.16 and the Business Premium Account balance is Cr £ 63.27.The bank statements were signed by the chairman in evidence.

(c).The clerk said that our brokers BHIB have advised that the parish council insurance policy cannot include village events for several reasons including events not controlled and minuted by the parish council and funds are not passed through parish council accounts. **ACTION : Clerk to advise the enquirer.**

(d). Cllr Fairs said that a reply had been received from Essex Association of Local Councils (EALC) to our enquiries concerning donation payments to Great and Little Tey PCC for the churchyard grass cuts. The EALC legal department advise that the Local Government Act of 1972 authorising parish councils to fund activities that improve the appearance of villages is overruled by an earlier 1894 Act which contradicts this, although this has never been tried in the courts. Members considered the advice and decided that the clerk should write to the Parochial Church Council advising that having done due diligence the legal advice says that we cannot fund churchyard cuts in future stating that we are concerned with this and would prefer to support churchyard grasscuts but feel we are stopped. We are to ask if the PCC are aware of any legislation that enables the continued support of churchyard grasscuts. Members voted 4 -1 in favour of this action, the chairman did not vote. **ACTION: Clerk to write to PCC.**

(e). The clerk advised that Barclays Bank have dishonoured our cheque in favour of HAG-SMP on two occasions as they considered that it was not drawn in accordance with the mandate. Two signatories telephoned and established that one signature was considered not the same as the mandate, although we considered that it was the same as an updated signature provided last year. Barclays then dishonoured the duplicate cheque which was signed by three signatories giving the same reason, although advising a signatory when he telephoned that they considered that the cheque was fraudulent. More contact telephone numbers have been given as they could not contact previously, and we have instructed them to pay the third cheque. A formal complaint will be sent to Barclays.

Cllr Frost has agreed to replace Cllr Hamer as a signatory for a new mandate to be submitted to Barclays when a new clerk is appointed. **ACTION: Clerk to submit complaint to Barclays and liaise with a signatory to ensure third cheque is paid.**

ACTION: Clerk to arrange completion of new mandate when new clerk has been appointed.

10. HAROLD FAIRS RECREATION GROUND

Members noted the ROSPA report on the play area, and asked the clerk to send the report to the maintenance contractor and ask for the red and amber deficiencies to be attended to. **ACTION: Clerk to send ROSPA report to the maintenance contractor.**

Cllr Frost said that he would investigate combination locks for the recreation ground gates and will report back. **ACTION : Clerk to advise the maintenance contractor not to purchase any locks for the recreation ground.**

Members agreed to consider the quotations for the rolling of the recreation ground at the next meeting. **ACTION: Clerk to include this on next month's agenda.**

11. MAINTENANCE CONTRACTOR

The clerk confirmed that the maintenance contractor’s contract had been signed and that the relevant Public Liability and Employer’s Insurance cover details had been provided. Members asked the clerk to clarify the fuel surcharge cost that has been added to grasscutting invoices by comparing the date prices were agreed with current prices. **ACTION: Clerk to write to the maintenance contractor.**

12. VILLAGE HALL

Cllr Fairs referred to the correspondence with County Broadband regarding their request for a wayleave agreement and our proposal that they pay our legal fees. They said that they were not prepared to pay our solicitor’s quoted fees. The clerk was asked to write and clarify with County Broadband why a wayleave is in fact required, and if so ask them to advise us of solicitors with whom they have dealt with previously. **ACTION: Clerk to write to County Broadband.**

13. CORONATION PLAQUE

Members agreed to the purchase of a coronation plaque to be installed in the village hall at a cost to purchase of £199 including delivery, and that an application for this amount be made to the locality budget fund. **ACTION: Clerk to arrange details of purchase and application to the locality budget fund administered by CCC Cllr Sunnucks.**

14. HIGHWAYS

Members agreed to the design submitted by Essex County Council (ECC) Highways for a new pavement on Chappel Road from the bus stop to the junction with The Street. **ACTION: Clerk to advise ECC Highways.**

Cllr Fairs referred to the request from ECC Highways for details of footpath repairs required, and the clerk was asked to respond and report the trees overhanging the Essex Way at the sewage works, together with the bridge and fingerpost repairs required on footpath 51 off Salmons Lane and the paths from Greenfield Drive to Windmills and Holliland Croft if they are footpaths on the definitive map. **ACTION: Clerk to advise ECC Highways.**

13. OLD PLAYING FIELD

The clerk was instructed to write to Mr Dyer following his reply to the request to move his vehicle from the entrance to the field. **ACTION: Clerk to write to Mr Dyer.**

14. CORRESPONDENCE NOT DEALT WITH ELSEWHERE

Email received from the developers of Parsonage Court in response to our advice that the managed land between the development and The Rectory is overgrown. They advise that they will attend to it.

Email received from ECC Highways inviting the parish to join the salt bag scheme. Cllr Bartleet said that the parish has sufficient salt bags. **ACTION: Clerk to advise ECC Highways that we do not wish to join the scheme, but ask them to repair the salt bin at the junction of Chappel Road and Greenfield Drive and fill it.**

Email received from CCC advising that they will not replace the dog waste bin removed from Harold+

Fairs Recreation Ground as they consider the present number of bins is sufficient. **ACTION : Clerk to write to CCC advise them that on occasions the bins are overflowing, and invite them to meet at the location to review all locations as all need relocating.**

15. ANY OTHER BUSINESS

Telephone call received from Fordhams Tree Surgeons advising that the tree at the junction of Coggeshall Road and The Street is satisfactory and just needs monitoring. They also advised that some dead wood would need removing from the tree at the junction of Moor Road and Chappel Road just before leaf fall at an approximate cost of £300. **ACTION: Clerk to ask for definite quote in August.**

There being no further business the parish council meeting was closed at 10.13 pm.

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