



GESTINGTHORPE PARISH COUNCIL

Parish Clerk / RFO: Kevin B. Money
7 Roach Vale, Colchester, Essex. CO4 3YN
Tel: 07810781509 – Email: gestingthorpepc@gmail.com

Minutes of the Parish Council meeting held on Thursday 14th. January 2021 at 7.30pm via Zoom

* The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

Present: Cllrs D. Smith (Chairman), T. Flower (Vice-Chairman), A. Cooper, C. Craig, S. Bolter, J. Nott, ECC Cllr D. Finch, Tim Lucas BDC Housing Officer. Leslie Crumpton-Taylor (Internal Auditor) and Kevin B. Money (Parish Clerk). There were no members of the public present.

001/2021 Chairman Welcome. The Chairman welcomed everyone to the meeting and wished them all a Happy New Year. He went on to say that an unusual start to my term as Chair. We got through our first Zoom meeting better than I thought, although nothing can replace a “round table” meeting and let’s hope that later in the year we can get back to some sense of normality.

The rental for the playing field became due on 1st January, and I hand delivered a peppercorn rent to Mr Sharp on the 2nd with seasonal greetings.

On 9th December last, I took part in a Zoom meeting, hosted by Essex Association of Local Councils, of the Braintree District Association. The Association has declined over the last few years and with County and District Councils becoming more remote, there is now a move to resurrect the Association. Whilst its early days, I feel we as a Parish Council should be supportive.

I do hope that as soon as circumstances allow, we can become more proactive in the Village on all fronts. I am mindful of the responsibilities we have all accepted by being on the Parish Council.

002/2021 Apologies for Absence were received from BDC Cllr W. Scattergood

003/2021 Declaration of Interest

To declare any Disclosable Pecuniary, Pecuniary or non-Pecuniary Interest relating to items on the Agenda. Cllr A. Cooper declared an interest in the Cricket Club

004/2021 To approve the Minutes of the last meeting of Gestingthorpe Parish Council
To receive and agree the minutes of the GPC meeting held on 12th. November 2020. **All Agreed**

005/2021 Public Participation Session

The Chairman invited questions and observations from members of the public present.

a) Update on Oates Cottages from Tim Lucas

- Speaking to the way the properties were/are let and cannot divulge any privacy arrangements.
- Properties built under Colne housing around 10 – 12 years ago.
- Colne approached the Parish Council, gave a presentation to Councillors and GPC agreed to go ahead with the arrangement.
- The only people who applied to the shared ownership and affiliated to Gestingthorpe could not raise the funds needed.
- The properties were let, at the time, at intermediate rent.
- The properties cannot be sold outright and to stay as affordable housing.
- One of the properties was un-occupied for a considerable time.
- BDC then offered the property back as to a shared ownership. No people came forward.
- BDC then offered the property at 80% affordable rent.
- In July 2020 Colne merged with Eastlight Community Housing.
- BDC advertised it to people in Gestingthorpe or with local connections.
- A property was then let to a local resident of Gestingthorpe.

Tim Lucas then took questions from Councillors.

Are all the properties rented at the same rentable level? Tim Lucas was unable to answer this question but will contact Colne Housing for the answer.

When the owners leave does the rent resume to Affordable Rent which is higher than Social Rent level. Tim Lucas will come back with this answer.

Various residents wanted to rent the property but the rent was unaffordable. They were getting better property value at less rent in the open market.

Minutes of the Parish Council meeting held on Thursday 14th. January 2021

[NEW PC WEBSITE: https://www.gestingthorpepc.co.uk](https://www.gestingthorpepc.co.uk)



GESTINGTHORPE PARISH COUNCIL

Parish Clerk / RFO: Kevin B. Money
7 Roach Vale, Colchester, Essex. CO4 3YN
Tel: 07810781509 – Email: gestingthorpepc@gmail.com

The properties are built to a very high standard which reflects in the rental price.

Can the GPC be notified when a property has become vacant?

Can a contact be made at Eastlight Housing Association? Tim Lucas will liaise with the Clerk.

The Chairman thanked Tim Lucas for giving Councillors background information and the way forward.

Tim Lucas then left the meeting.

b) Update on Pot Kiln Chase – Cllr D. Smith

Mr. Chris Paggi emailed myself on 14th. January 2021 and informed me that he can clarify that the first enforcement visit was undertaken by Darren Tuff on 24th June 2020. The most recent visit, which I referred to below was undertaken on 22nd December 2020 by Trevor Lawrence (Enforcement Officer) and by David Watson (Tree & Landscape Officer).

In respect of the tree issue, as outlined within my e-mail dated 24th December, on inspection we were satisfied that the work undertaken did not fall outside of their legal rights as land owners and has not adversely impacted upon the trees. We will therefore not be taking any further action in this regard but as previously advised have underlined the requirements to the owners and provided a copy of the TPO so they are clear on this issue.

As previously advised we are also satisfied that the works being undertaken on site do not require planning permission. Planning Enforcement have not received any further correspondence from local residents, other than from yourself and based on the recent visits that have been undertaken we do not consider that there has been a breach of planning control in this regard.

The only issue from a Planning Enforcement perspective is therefore the occupation of the site which we will seek to resolve through Planning Enforcement. As previously advised, once we are in a position to advise you on the next steps we will do so. We have a number of complex cases that we are seeking to resolve at the current time, and this is just one of those. It does however remain one of the priority cases and is receiving attention.

Councillors discussed this response from Chris Paggi and agreed that Cllr D. Smith respond to C. Paggi and to obtain further information and to refer this to the local MP. Cllr C. Craig asked for an ecology officers' comments. Also, by removing the trees do they have any TPO's on them?

006/2021 Essex County Councillors report – Cllr David Finch

- As you know we are in full Lockdown – please follow guidelines on this link here and the position of lockdown <https://www.essex.gov.uk/news/lockdown-essential-to-protect-nhs-and-us-all-a-statement-from-cllr-david>– also here is a link for the latest data in

Essex <https://www.essex.gov.uk/news/latest-covid-data-for-essex-7-jan>

- Covid is rapidly on the rise and Braintree District has the highest rate in the County, please continue to follow the guidance on “Hands Face Space”. There has been a lot of lobbying by the Braintree Leader around the vaccination centre in the distribution of the vaccine and I fully support the Leader of Braintree. I will be receiving weekly updates about the roll out of vaccine in Essex with you will receive this via the EALC.

- Working through the budget proposal this will go to February Council. The paper is going for formal approval to Cabinet on the 19th January.

Should you or anyone wish to join and observe the Cabinet meeting, this is available via this zoom link below

<https://cmis.essex.gov.uk/essexcmis5/CalendarofMeetings/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/4496/Committee/36/SelectedTab/Documents/Default.aspx>

- A1124 update - farmers meeting took place last week and work has been agreed to commence on the 18th January. Further information can be found on the following link [webpage](#).

- Flooding - Please see attached update from ECC flooding team.

- Fuel and food poverty – a proposal you may wish to use in your area as appropriate, subject to terms and conditions Details of the guidance can also be found here

<https://members.essex.gov.uk/guidance-resources-and-key-documents/member-covid-19-winter-grant-scheme/>



GESTINGTHORPE PARISH COUNCIL

Parish Clerk / RFO: Kevin B. Money
7 Roach Vale, Colchester, Essex. CO4 3YN
Tel: 07810781509 – Email: gestingthorpepc@gmail.com

- Note on vaccination centres - Data on vaccinations and testing centres for residents in the Hedingham division are being chased and hope to have the information by the end of the week.
- Council tax has dropped by £11m - £15m this financial year
- In 2021/22 services will be redefined
- ECC will not be increasing the Council Tax for 2021/22

The Chairman thank Cllr David Finch for all his hard work in tackling the COVID-19 pandemic. Cllr D. Finch then left the meeting.

007/2021 District Councillors report – Cllr W. Scattergood

I have little to report except we have staff that normally work in Causeway House off work with Covid-19 which is causing delays with several services, fortunately our waste services are working well with few operatives off work

008/2021 Representative reports

- **Highways maintenance** – Cllr D. Smith & Cllr P. Collett

Cllr P. Collett informed the meeting that the Proposed SID for Audley End - The position remains as previously reported i.e. All highways panels committed their budgets in June 2020 and no VAS's were commissioned, so apparently, we now have to wait until March 2021 to progress with this matter. I have attempted to contact Highways to see if I can progress the issue more speedily but I have as yet to receive a reply. I will make further attempts to make contact before March.

SID Sudbury Road - This device continues to smile despite world events.

Community Speed Watch operations have been suspended due to COVID-19 restrictions.

I have nothing further to report re Broadband matters.

Cllr D. Smith reported that the long-awaited improvements to Sudbury Road are due to start on Monday 18th January. The road will be closed for most of the time works are underway and there will inevitably be some disruption from increased traffic along Church Street and Nether Hill.

Sadly, The Homestead at Audley End was flooded twice over the Christmas period and a couple of neighbouring properties had lucky escapes. The problem is being investigated by ECC Highways and they have carried out some remedial works. It looks as though the problem is a mixture of blocked drains/gullies and poor ditch maintenance.

- **Playing Field/Recreation Ground** – Cllr A. Cooper

I walked around the Playing Field on Wednesday afternoon. The goal posts remain behind the pavilion; a few mole hills are visible near the cricket nets. The matting in the cricket net is worn through in one place - which might possibly represent a trip hazard. (I believe this may have been mentioned before?) For as long as I can remember, there has been an old farm roll in the far corner. It would be possible to move it in the summer if Parish Councillors felt the iron frame represented any form of a safety hazard. I have no idea who would claim ownership. I cast an 'amateurs' eye' over play equipment and trees. The hazard tape I put around the children's 'sit-on duck and tractor' needs refurbishing, which I will do this week. When Covid-19 permits however, we should press for their removal or replacement.

- **Broadband update** – Cllr S. Bolter & Cllr P. Collett

Cllr S. Bolter informed the meeting that:-

Current service. The County Broadband service seems to be standing up well to the increased demand, with most slow down seeming to be at the main source servers, rather than County Broadband's links to them. (No recent complaints on Facebook). Monday's late-night breakdown was fixed in less than an hour. Free top ups are still available for domestic use for those who are shielding, and still on limited use tariffs.

Hyperfast. As far as I can ascertain the fibre network is complete and tested in the main village, Audley End, Nether Hill and the Nether Street/Pot Kiln area.

In the underground area, several connections have been made from the boundary pots to the house wall ruminations. The work seems poorly planned, with next door neighbours not being done together



GESTINGTHORPE PARISH COUNCIL

Parish Clerk / RFO: Kevin B. Money
7 Roach Vale, Colchester, Essex. CO4 3YN
Tel: 07810781509 – Email: gestingthorpepc@gmail.com

(e.g. shared access in Pump Yard being dug more times than needed).

In the overhead areas, the fibre has arrived at nearest poles. It has now been revealed that the next step is to take fibres to high points on each house, and then taken down the outside wall to a ground-level termination, similar to the ones for underground, even if the indoor user termination is wanted on an upper floor.

Wayleave for Church Green. CBL have sent a proposed retrospective Wayleave which includes the requirement for them to move the fibre if necessary and reinstate, written as if an advanced one. Details will be given by the Chairman. A Wayleave fee of £657.50p has been offered. A solicitor should be engaged by the GPC. Cllr D. Smith to speak with Birkett Long of Colchester.

CBL I suggest we drop our use of CBB or CBb and use CBL to match the company's usage. A copy of this report is being sent to CBL. I invite them invitation to send any corrections or updates – by 17:00 on Thursday if possible.

- **Footpath** – Leslie Crumpton-Taylor.

This first matter has been brought to my attention today and needs reporting to Essex County Highways as it is a danger.

The footbridge across the ditch on Gestingthorpe Footpath 22 (near its junction with Footpaths 5 & 7) is broken and in a dangerous condition. Photos 2 & 3 attached show this.

The footpath sign on Gestingthorpe Footpath 23 (by the hardstanding adjacent to the main road) previously reported, is still down (Photo 4).

The sign which should be at the junction of Gestingthorpe Footpaths 23 & 22 is in a ditch (no photo). This should be reported to Essex County Highways.

The previously reported missing bridge where Gestingthorpe Footpath 7 leaves the main road at Audley End still needs fixing (see Photo 5). There is wood laying beside the gap.

Photo 1 is a map of the area for paths 7, 22 & 23.

An earlier problem discussed on the Village Facebook Site concerning the gate to Gestingthorpe Footpath 55 (round Overhall opposite the Church) has been resolved and the gate can now be opened (see photo 6 below).

There have been complaints about the damage to Gestingthorpe Footpath 8 caused by construction deliveries to the unauthorised property development which still continues in Pot Kiln Wood and rubble/chunks of concrete etc have been dumped on part of this Footpath possibly by the "developer". No injuries have been reported yet.

- **Tree Warden** – Cllr T. Flower

Having done a visual inspection of playing field trees on Wednesday before our Thursday meeting. I have noted a broken limb hanging off tenuously over road from tree to the front of the hall land where it abuts the road and will bring this to the attention of Michael. This limb has now been removed and made safe.

- **Village Hall** – Cllr C. Craig – Nothing to report

009/2021 Planning Applications

20/01835/HH - Yew Tree Cottage Church Street Gestingthorpe Essex CO9 3AZ
Replacement detached garage. **APPLICATION PERMITTED**

20/02053/FUL - Parkgate Farm Delvyns Lane Gestingthorpe Essex CO9 3AE

Conversion of existing agricultural buildings to 5 No. residential dwellings to include recent repair works to listed buildings.

GPC: Cllr D. Smith to advise the Clerk on GPC response

20/02054/LBC - Parkgate Farm Delvyns Lane Gestingthorpe Essex CO9 3AE

Conversion of existing agricultural buildings to 5 No. residential dwellings to include recent repair works to listed buildings.

GPC: Cllr D. Smith to advise the Clerk on GPC response



GESTINGTHORPE PARISH COUNCIL

Parish Clerk / RFO: Kevin B. Money
7 Roach Vale, Colchester, Essex. CO4 3YN
Tel: 07810781509 – Email: gestingthorpepc@gmail.com

Application Withdrawn

20/01561/HH – By Blacksmiths Church Street Gestingthorpe CO9 3AZ
Erection of two storey rear extension, erection of first floor extension

010/2021 Decision/s made by BDC on planning applications

20/01670/FUL – Nether Hall Farm Nether Hill CO9 3BD

Retention of dust extraction and collection system. **Application Permitted**

20/01102/FUL – Land Adj. Tudor Lodge Farm Little Maplestead Road Gestingthorpe

Proposed Grain Store together with extended concrete hardstand. **Application Permitted**

011/2021 Appeal/s

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Nether Hall Farm Nether Hill Gestingthorpe Essex CO9 3BD

Description of Development: Conversion and extension of barn building into 1 no. residential dwelling with associated parking, private amenity space and landscaping

Planning Application Ref: 20/00285/FUL & 20/00286/LBC

Planning Inspectorate Ref: APP/Z1510/W/20/3258207

Appeal Start Date: 3 December 2020

An appeal has been made to the Secretary of State following Braintree District Council's refusal of the above application/s. The appeal will be determined on the basis of written representations.

==

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Nether Hall Farm Nether Hill Gestingthorpe Essex CO9 3BD

Description of Development: Single storey side extension to provide additional workshop space and office Planning Application Ref: 20/00864/FUL

Planning Inspectorate Ref: APP/Z1510/W/20/3259451

Appeal Start Date: 25 November 2020

An appeal has been made to the Secretary of State following Braintree District Council's refusal of the above application/s. The appeal will be determined on the basis of written representations.

012/2021 Finance

1) Bank balances as at 31st. December 2020 and 2020/21 budget account

Councillors noted the Bank balances as at 31st. December 2020 and 2020/21 budget account

2) Councillors to agree payment of January 2021. **All Agreed**

3) To agree the 2021/22 Budget/Precept (previously circulated to Councillors)

Cllr D. Smith proposed charging the Cricket Club £200 p.a. for 2021/22. Cllr C. Craig seconded. **All Agreed.** Councillors agreed to the 2021/22 Precept of £8613.00p

4) Councillors to authorise the RFO sending to BDC the 2021/22 signed Precept form.

Cllr D. Smith proposed and Cllr T. Flower seconded that the RFO send to BDC the 2021/22 signed Precept form. **All Agreed**

5) Outsourcing of Payroll.

The Clerk informed the meeting that Ladywell Accountancy Services will not be undertaking the payroll for GPC from 1st. April 2021. The Clerk requested that he undertakes the payroll "in-house" to save money and time.

All information for the payroll and HMRC will be supplied by Ladywell Accountancy Service in March '21.

Cllr D. Smith proposed and Cllr A. Cooper seconded this request. **All Agreed**

Date of next meetings all to be held remotely via ZOOM: 11.03.21: 20.05.21 PC AGM: 08.07.21: 09.09.21: 11.11.21



GESTINGTHORPE PARISH COUNCIL

Parish Clerk / RFO: Kevin B. Money
7 Roach Vale, Colchester, Essex. CO4 3YN
Tel: 07810781509 – Email: gestingthorpepc@gmail.com

Items for Next Agenda

Playscape equipment

013/2021 Closure of the Meeting

To close the Meeting having considered and determined all items of business.

There being no further business the Chairman closed the meeting at 9.30pm

Signed

11th. March 2021

D. Smith