



**MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD ON 10 OCTOBER 2016 AT THE VILLAGE HALL AT 7.30PM**

PRESENT: Cllr Barrott (Chairman),  
Cllrs Thompson, Scott-Barrett, Marshall, Halsey, Andrews and Talbot.  
Clerk - Karen Thompson

IN ATTENDANCE: There were several members of the public attending.

**Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

**441 Apologies for absence**

Apologies were received from Cllr's Smith, Fryer, Chase-Gardener and Partridge.

**442 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.**

Cllr Keith Thompson declared an interest in the planning application for Redbury Farm.

**443 Public participation session with respect to items on the agenda and other matters that are of mutual interest.**

There were a number of people attending the Public Participation session to show their displeasure at the planning application 16/01332/FUL which has been made by Anglian Water, via Savills, for an office building, car parking and a replacement fishing lodge to the East of Ardleigh Reservoir. The development would affect residents along the A137 and those living in Clover Way. There had been 36 objections lodged to date with Tendring District Council (TDC). The objections centred on 24/7 traffic, light pollution, a "monstrous" building, trees needing to be removed, views affected, the increase in crime risk when industry land is created adjacent to residential areas and the lack of consultation with local residents that will be affected. A resident also said that there had been records from the original reservoir plans that specified provisions for future use which will impact the decision. The meeting was also attended by a representative from Anglian Water who confirmed that Anglian Water were planning to restructure its Colchester operations by closing two depots in Colchester and moving facilities to Ardleigh. He listened to the concerns raised and agreed to request a deferment to TDC determining this application until both parties have had the opportunity to fully investigate matters, especially the covenants that were agreed when the reservoir was first constructed. The Council asked Anglian Water to withdraw the application until the background work was done but Anglian Water only agreed to delay the decision making process. A Public Meeting was requested between Anglian Water, TDC and Ardleigh residents.

The second issue raised in the Public Participation session related to Footpath 49. A resident reported that ECC are refusing to attend a site meeting and explained that a lack of meeting to resolve the route of the footpath meant that time was running out before the next court date.

**444 Minutes of the last meeting of the Council held on 12<sup>th</sup> September 2016**

The Council agreed the draft minutes of the meeting were a true and accurate account of the proceedings.

**445 Clerk's Report**

The Council received the report of resolutions agreed at Parish Council Meetings and progress on these to date.

**446 District and County Councillor Reports**

TDC Cllr Neil Stock and ECC Cllr Carlo Guglielmi were both absent.

**447 Planning**

447.1 **To receive an update report on the meeting between Ardleigh, Elmstead Market, Frating, Wivenhoe and Bentley Parish Councillors regarding the proposed 'garden development'.**  
Cllr Barrott reported that three Ardleigh Councillors had attended a joint meeting with Elmstead, Great Bromley, Arlesford and Frating Parish Councils (Wivenhoe will also be involved) where it was agreed that the Councils could usefully work together to ensure that the proposed 'garden development' to the east of Colchester meets a number of criteria that would safeguard the surrounding villages. It was also agreed to put a press statement together to explain the joint working.

447.2 **To note the volume of objections to 16/01332/Ful.**  
**[Erection of a new office \(B1 use\) and a replacement 'fishing lodge' with associated access, parking and landscaping.](#)**  
**Land to The East of Clover Way Ardleigh Essex CO7 7PT**

These were noted.

16/01468/TCA **[1 No. Eucalyptus - Reduce back to previous points.](#)**  
3 Wheatlands Station Road Ardleigh Colchester Essex CO7 7RS

The Council had no objection to this application.

16/01384/FUL **[Conversion of barns from offices and storage to children's day nursery.](#)**  
**Redbury Farm Barn Colchester Road Ardleigh Essex**

Cllr Keith Thompson remained silent for this application as he declared a pecuniary interest.

The Council supported this application.

16/01332/FUL **[Erection of a new office \(B1 use\) and a replacement 'fishing lodge' with associated access, parking and landscaping.](#)**  
**Land to The East of Clover Way Ardleigh Essex CO7 7PT**

The Council resolved to object to this planning application on the grounds that it was outside the village envelope; required the removal of otherwise healthy mature trees; would increase traffic along already dangerous and narrow roads; it would add industrial development to a rural area of beauty; there are better options elsewhere in Colchester; it is contrary to the local Development Plan; it does not conform to the aesthetic requirements of the village design statement; it has an impact on a grade 2 listed building; the residents of Clover Way would be subject to traffic 24/7 and lighting from the site.

The Council also resolved to request that TDC agree to a Planning Committee decision on this application rather than a Planning Officer decision and that any decision should be deferred until a Public Meeting had been held.

16/01300/FUL **[Construction of a detached dwelling.](#)**  
**Land adjacent 1 Tilsit Place Colchester Road Ardleigh Essex**

The Council noted that it had objected to the original outline planning application and

continued to object citing the same reasons.

16/01087/FUL [Proposed change of use to provide a facility for dog training, and erection of an indoor training area with outdoor paddocks and customer parking.](#)  
Shadows Pit Nursery Harwich Road Ardleigh Colchester Essex CO7 7LT

The Council did not object to this application.

16/01571/TCA [1 Betula Pendula - crown reduce by 30%](#)  
3 Church View Ardleigh Colchester Essex CO7 7TG

The Council did not object to this application.

16/01480/OUT [Erection of three detached dwellings and associated garaging.](#)  
Land at 19 Harwich Road Ardleigh Colchester Essex CO7 7LT

The Council objected to this application on the grounds it was outside the village envelope; there is no need for further large housing in the Parish; the Parish would lose good agricultural land.

16/01461/OUT [Construction of a one bedroom detached bungalow.](#)  
Holly House Chapel Lane Ardleigh Colchester Essex CO7 7BJ

The Council objected to this application on the grounds it was outside the village envelope and represented back yard development.

16/01497/FUL [Alterations and extensions.](#)  
Hollytree Bungalow Wick Lane Ardleigh Colchester Essex CO7 7RF

The Council did not object to this application.

**Approvals:** **The following planning approvals were noted.**  
16/01279/TPO **Limes adjacent old drive - pollard. T6 - Oak - reduce by 30%**  
Elm Park Lodge Station Road Ardleigh Colchester Essex CO7 7RT

16/01207/FUL **Removal of existing greenhouses and erection of new horticultural storage building.**  
20 Harwich Road Ardleigh Colchester Essex CO7 7LT

16/01166/FUL **Conversion of listed agricultural barn to form 2 No. residential units including internal and external alterations and ancillary works including alterations to existing vehicular access.**  
16/01167/LBC Wick Farm Wick Lane Ardleigh Colchester Essex CO7 7RE

16/01110/FUL **Proposed conversion of upper floors of existing barn/stable building to provide on-site living accommodation for rural workers together with the creation of a viewing room and covered terrace.**  
Crockleford Stud Bromley Road Ardleigh Colchester Essex CO7 7SF

16/01104/FUL **Proposed single storey extension to south-west elevation to comprise lobby, wet room, kitchen and dining/breakfast area.**  
Hammonds Farm Bromley Road Ardleigh Colchester Essex CO7 7SG

16/01017/FUL [Development proposal for the provision of 21 car parking spaces.](#)  
Field adjacent to Vale View Business Units Crown Lane South Ardleigh Essex CO7 7PL

**Single storey rear extension and cladding to existing building.**

16/0975/FUL Myrtle Cottage, Slough Lane, Ardleigh

**Refusals: The following refusals were noted.**

16/01246/OUT **Construction of single dwelling with garage.**  
Appletree Cottage Hunters Chase Ardleigh Colchester Essex CO7 7LN

16/00972/OUT **Proposed two no. 3 bedroom detached dwellings.**  
Land adjacent Maryland Cottage Turnpike Close Ardleigh Essex CO7 7QW

16/00959/FUL **Proposed new dwelling including workshop.**  
Hillside Cottage John De Bois Hill Ardleigh Colchester Essex CO7 7PH

**448 Village Hall**

**448.1 To receive reports and consider any decisions on expenditure. Verbal report to include status of the hall flooring and completed kitchen door replacement.**

The Council noted the new kitchen door and wished for Cllr Chase-Gardener to continue secure a quote for sanding and sealing the Village Hall floor.

**448.2 To consider progress on the Pre-School funded work to the rear of the Village Hall.**

Although there had been some improvement to the Pre-School funded works behind the Village Hall in that the fence had been raised slightly and the gate improved, there was still more to do.

The works have left the shed containing Cricket Club equipment difficult to get at. Cllr Barrott agreed to discuss re-siting options with the Cricket Club.

**448.3 Update to position regarding recouping monies from hirers.**

The Clerk reported that emails and letters to the hirers seeking payment for damages not covered by hall deposits taken had not been successful.

**449 Churchyard and Cemetery**

**449.1 To receive reports and consider any decisions on expenditure.**

No report was received, although Cllr Barrott said that an area of land might be available to purchase for additional cemetery space and agreed to arrange a meeting to discuss this.

**449.2 To note the details of the new 'Curate-in-charge' at St Mary's Ardleigh and also 'Priest-in-charge' of St Mary's Dedham is the Revd Antony Wilson. He will be installed on Wednesday 9 November 2016 and his first service will be on Sunday 20th November.**

This was noted.

The Council also resolved to purchase a wreath for Remembrance Day.

**450 Recreation, Play and Open Spaces Colchester Road Play Area**

**450.1 To receive reports on condition of area and identify any health and safety risks and consider any decisions for expenditure.**

No report received.

**450.2 Progress update on signage stating dogs to be on leads.**

The Council resolved to see if the new signage for the Recreation Ground could be installed as soon as possible.

**450.3 To consider the observation received regarding limited car parking space in the Recreation Ground Car Park.**

After residents had raised concerns about finding it difficult to secure a parking space in the Recreation Ground Car Park, the Council resolved to write to the owners of the Mill reminding them of their lease agreement limiting parking to 10 spaces in the Recreation Ground Car Park.

**450.4 To note further Essex County Council CIF application for funding for the Colchester Road Play Area.**

This was noted.

**451 Environment and maintenance**

**451.1 To receive reports and consider any decisions for expenditure.**

It was reported that a footpath running from Fox Street to the Old Ipswich Road shows that soil and rubble has been dropped at Newbridge Farm. The site also has containers positioned which might be in breach of planning. The Council resolved to write to TDC regarding the siting of the containers and to write to Essex Waste department regarding the soil and rubble.

It was also resolved to ask the TDC Highways Panel to consider cutting verges on the Colchester Road.

**451.2 To consider concerns regarding the possible use of outbuildings for living accommodation.**

The Council resolved to write to TDC regarding a possible breach of planning regarding outbuildings possibly being used as living accommodation and to the Environment Agency regarding possible waste from outbuilding discharging into open ditches.

**451.3 To consider the concerns regarding HGV Lorries passing through parish weight restricted roads and HGV congestion on Home Farm Lane.**

ClIr Barrott said that he had had a productive meeting with Trading Standards about HGV lorries travelling on weight restricted roads. It was agreed that ClIr Halsey would collate reports of lorries that exceed the weight limit using weight restricted roads.

ClIr Marshall reported on lorries queueing and turning in Home Farm Lane to drop/pick up from Peake Fruit which was causing dangerous congestion and damage to property. The Council agreed to speak to Highways about this.

**451.4 To note improvement to the hedging in Green Lane.**

The Council resolved to thank the resident in Green Lane that had arranged for a large run of hedging to be cut back making Green Lane passable to traffic.

**451.5 To note the repair planned to an unmetered light between the Village Car Park and Chapel Croft by A & J Lighting.**

This was noted.

**451.6 To note the opening of the Ardleigh Depot new facilities.**

This was noted.

**451.7 Update regarding flooding and flooding prevention including the trial introduction of HPN (Highways Practice Note) available to Parish Councils to temporarily close roads affected by flooding to avoid vehicle damage or risk of traffic incidents; and the Public Meeting on Flooding at Great Bromley Village Hall on 5<sup>th</sup> October 2016.**

The Clerk reported on the Public Meeting to discuss flooding held in Great Bromley on 5<sup>th</sup> Oct 2016. It was apparent that no forward plan exists to resolve all of the issues contributing to flooding in the area between Ardleigh and Great Bromley. Contributing factors include unmaintained ditches; highway verges not being maintained to encourage run-off; changes as a result of the solar farm and its bund; pots not coping in adverse wet conditions; the pumping station failing at critical times. The officials asked if residents could coordinate and map ditches and run-offs for County Council use.

The availability of HPNs was noted.

**451.8 To decide if an application should be made to the Tendring District Council Tree Planting Grants Programme.**

The Council resolved to ask JF Tree Specialists about an applications to the Tree Planting Grants Programme.

**452 Public Rights of Way**

**452.1 To receive reports and consider any decisions for expenditure.**

None received.

**452.2 To note that Cllr Guglielmi is arranging a meeting to try and resolve the footpath 49 issue.**

This was noted.

**453 Review of Council Standing Orders**

**To conduct the annual review of the Councils Standing Orders.**

The Council Standing Orders were agreed with minor changes to reflect accurate procedures.

**454 Parish Council Financial Report**

**454.1 To receive report on Parish Council accounts as at the 30 September 2016**

This was accepted and the Council noted the highlighted budgets where funding could be reallocated as it was not needed. The Council also queried the logic in maintaining 4 different bank accounts as the rates of interest being paid on the different deposit accounts was so small. It was resolved to look at the financial arrangements of the Council later in the year.

**454.2 Accounts for payment –Cheques/Bacs payments to be approved for payment and signed**

PFK Littlejohn (Auditor) .....	£ 360.00
Clerk Pay (inc PAYE and NI) Aug 2016.....	£ 401.12
Clerk Mileage & Postage (Sep).....	£ 48.43
JF Tree Specialist .....	£ 1,020.00
S Farrer Watering.....	£ 354.00
Veolia (Refuse) .....	£ 144.90
Chairman's Allowance 2 quarters .....	£ 200.00
Eon (Streetlighting) .....	£ 96.03

These were approved.

**454.3 To note the Precept amount of £16,313.00 due to be received.**

This was noted.

**455 Village Hall Financial Report**

**455.1 To receive report on Village Hall accounts as at the 30 September 2016.**

This was accepted.

**455.2 Accounts for payment –Cheques/Bacs payments to be approved for payment and signed:**

Bookings & Cleaning – September.....	£401.10
Roalco Roof repairs.....	£174.00

These were approved.

**456 TDALC (Tendring District Association of Local Councils)  
To receive any report or minutes from latest meetings.**

Cllr Halsey reported on the concerns regarding the probable increase in fly-tipping as a result of the changes to the recycling centres refuse scope.

**457 Information for the attention of the Clerk for the next meeting.**

The Agenda specifies the business that it is proposed to transact (Local Government Act 1972 Sch.12 para 10 (2) (b) and the Council cannot lawfully decide any matter which is not specified in the Agenda (Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

No business was presented.

**458 Meeting Closure & Date of Next Meeting**

Meeting closed at 09:50pm.

The next meeting will be held on Monday 13<sup>th</sup> November 2016.

**Signed by Chair .....** **on .....**