



**MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD ON 12 SEPTEMBER 2016 AT THE VILLAGE HALL AT 7.30PM**

PRESENT: Cllr Barrott (Chairman),  
Cllrs Chase-Gardener, Thompson, Scott-Barrett, Marshall, Halsey, Partridge, Fryer, Andrews  
and Talbot.  
Essex County Councillor (ECC) C Guglielmi.  
Clerk - Karen Thompson

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

422 **Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

423 **Apologies for absence**

Apologies were received from Cllr Smith.

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

None declared.

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

Firstly, an Ardleigh resident raised an objection to a planning application on land connected with the reservoir. The planning application had been received too late for the Parish Meeting agenda and therefore would not be considered at this meeting but the Council were happy to hear the reasons for resident concern regarding application 16/01632/Ful which proposed to build office accommodation and car parking to the east of Ardleigh Reservoir. Concerns included traffic, disruption to residents, the build on agricultural land, additional traffic on the protected Wick Lane (already a dangerous road and junctions) disrupted views, the need for any office accommodation, the aesthetic build proposal being ugly and out of keeping with the environment, the likelihood of 24/7 operations and consequential noise and traffic the proposed location of the offices and proximity to local properties.

A second resident raised concerns about the suspected use of out-buildings being used for living accommodation. This included the use of inappropriate drainage for effluent and excessive parking on a country road verge.

A further concern was raised over the increasing occurrence of landowners not keeping ditches cleared so that excess surface water could run off the land quickly, resulting in flooding between Ardleigh and Great Bromley. This concern extended to the creation of gateways thus preventing the flow of water along the ditch system. The resident also reported some ditches were filled in or blocked off with brick preventing necessary drainage.

Cllr Guglielmi responded to these issues saying that buildings inspections were less regularly enforced now that Tendring District Council (TDC) relied on private inspectors being employed. And accommodation concerns should be raised to TDC and the Environment Agency if there was effluent or drainage waste being inappropriately dealt with. He also

advised of a Public Meeting on the 5<sup>th</sup> October at Great Bromley Village Hall to discuss local flooding and flooding prevention. Ardleigh Council advised that if parking was taking place on verges belonging to a landowner that did not want the parking then physical barriers could be tried. It was noted that there are no parking restrictions along that road.

The location of Footpath 49 was raised and the resident present reported that the legal case to resolve this matter had resulted in the court instructing Essex County Council to resolve the matter locally. **Cllr Halsey agreed to arrange a meeting with all parties including a senior ECC official, Cllr Guglielmi and the resident affected.**

Present at the meeting were representatives from Elmstead Market, Bromley and Wivenhoe Parish Councils who asked if Ardleigh Parish Council would join them in discussing the impact of the proposed 'garden development' near Elmstead Market. This development is included in the Tendring Development Plan and the Colchester Development Plan which have recently concluded the public consultation phase. Concerns were raised over the scale of the proposed development, starting with 2500 homes (over 10 years) but extending to up to 9000 homes (30 years). This development would impact the southern side of Ardleigh. There was also dissatisfaction expressed that Colchester and Tendring were inconsistent in their information and data and were resisting making information available to Parish Councils and residents. **The Council agreed to meet with other Councils to discuss possible representations. Cllr Halsey agreed to take the matter to the Tendring District Association of local Councils (TDALC) meeting.**

426 **Minutes of the last meeting of the Council held on 8<sup>th</sup> August 2016**

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

427 **Clerk's Report**

The Council received the report of resolutions agreed at Parish Council Meetings and progress on these to date. It was noted that the options for further Cemetery space was on-going and Cllrs Thompson and Halsey agreed to speak to the owner of the land adjacent to the Cemetery again to see if this option was viable.

Cllr Halsey and Chase-Gardener agreed to complete The Tendring Rural Infrastructure Survey which was overdue.

428 **New Councillors**

It was noted that Cllrs Andrews and Marshall had attended an induction/welcome meeting with the Chair and Clerk and would be invited to attend Councillor training in June 2017.

429 **District and County Councillor Reports**

Cllr Guglielmi gave advanced warning of road works planned for the A133 Cowdray Avenue/St Andrews Avenue between the Harwich Road and Ipswich Road expected to cause major long term disruption. The Essex Major Schemes website currently shows a start date of January 2017 and work being conducted in two phases.

Cllr Guglielmi also mentioned 'Recycling Week' and the information available about maximising recycling. This led to a further discussion on the changes taking place about what can be taken to what recycling centre. The local sites in Lawford and Dovercourt from the 31st October, will no longer allow vans or multi-axle trailers in and will no longer offer any disposal facilities for DIY and construction waste. Colchester and Clacton will take this waste but will restrict the amount that can be taken.

Cllr Guglielmi mentioned the Active Essex promotion for people to nominate a local sporting hero. Nominations close on the 16<sup>th</sup> October.

The Council sought an update from Cllr Guglielmi on any plans to resolve current and future congestion in Manningtree/Lawford especially at the train station and in light of the recent approvals given to over 1400 new homes in the neighbouring areas (Lawford, Mistley, Brantham and East Bergholt). He talked about traffic-light schemes, the possibility of compulsory purchase of the land north of the train line for a station car park and pressure being brought upon Network Rail to extend the bridge underpass to take two-way traffic simultaneously. He also spoke of the recently announced new Rail Depot near to Manningtree Station. Cllr Guglielmi suggested that over 40 jobs would be created. This is likely to create even more pressure on the difficult rural road infrastructure.

430

**Planning**

**Limes adjacent old drive - pollard. T6 - Oak - reduce by 30%**

16/01279/TPO  
Awaiting decision

Elm Park Lodge Station Road Ardleigh Colchester Essex CO7 7RT  
The Council supported this application.

**Construction of single dwelling with garage.**

16/01246/OUT  
Awaiting decision

Appletree Cottage Hunters Chase Ardleigh Colchester Essex CO7 7LN  
The Council would not support this application as the property falls outside the village envelope.

**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  
Awaiting decision

Wick Farm Wick Lane Ardleigh Colchester Essex CO7 7RE  
The Council did not object to this application.

**Removal of existing greenhouses and erection of new horticultural storage building.**

16/01207/FUL  
Awaiting decision

20 Harwich Road Ardleigh Colchester Essex CO7 7LT  
The Council did not object to this application.

**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.**

16/01166/FUL  
Awaiting decision

Wick Farm Wick Lane Ardleigh Colchester Essex CO7 7RE  
The Council did not object to this application.

**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.**

16/01110/FUL  
Awaiting Decision

Crockleford Stud Bromley Road Ardleigh Colchester Essex CO7 7SF  
The Council did not object to this application.

**Proposed single storey extension to south-west elevation to comprise lobby, wet room, kitchen and dining/breakfast area.**

16/01104/FUL  
Awaiting decision

Hammonds Farm Bromley Road Ardleigh Colchester Essex CO7 7SG  
The Council did not object to this application.

**Erection of 2 No. new workshop buildings and 7 No. office cabins with associated surfacing works to create new depot for the fitting/repairing of hire container units.**

16/01036/FUL  
Awaiting decision

Land adjoining Ipswich Road and Wick Lane Ardleigh Essex CO7 7QL  
The Council did not object to this application.

**Change of use of former poultry farm to storage of vehicles and equipment, associated repair and maintenance. (B1, B2 and B4 uses retrospective).**

16/01026/FUL  
Awaiting decision

Newbridge Farm Fox Street Ardleigh Colchester Essex CO7 7PN

The Council were concerned about the application and would investigate it further.

**Proposed cart lodge.**

16/01004/FUL  
Awaiting decision

Morrow House Morrow Lane Ardleigh Colchester Essex CO7 7NG  
The Council did not object to this application.

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

16/00975/FUL  
Awaiting Decision

Myrtle Cottage, Slough Lane, Ardleigh  
The Council did not object to this application.

**Construction of detached dwelling**

16/01300/FUL  
Awaiting Decision

Land adjacent 1 Tilsit Place, Colchester Road, Ardleigh  
He Council noted that outline consent had already been given.

**Installation of lighting system**

16/01271/CMTR  
For information

Ardleigh Highway Depot  
This application had already been decided

**Noise monitoring**

16/01209/CMTR  
For information

Crown Quarry, Old Ipswich Road, Ardleigh  
This was noted.

**TPO for land adjacent Willowell, Spring Valley Lane, Ardleigh**

TPO

The Tree Preservation Order application was noted.

**Village archivist re pillbox at Notcutts site (Chairman)**

Discussion

The Village archivist had raised a concern re the ability to protect the Pillbox at the former Notcutts site which was to be developed. Initial information suggests there is no formal protection of Pillboxes generally but a letter could be sent to the developers asking if they would preserve it.

**Report re TDC proposals re planning application notification (Chairman)**

For Noting

The Chair reported that TDC were changing the way in which planning applications and decisions were notified to Parish Councils but went on to say that after other local council objection they had rescinded the proposed changes.

**Approvals:**

16/01209/CMTR  
Decided

**The following planning approvals were noted.**

**Noise monitoring.**

Crown Quarry Old Ipswich Road Ardleigh Essex CO7 7QR

16/01112/HHPNO  
Decided

**Proposed single storey rear extension , 3.6m in depth with an overall height of 3.7m.**

7 Gernon Road Ardleigh Colchester Essex CO7 7NU

16/01083/FUL  
Decided

**Proposed single storey extension to form playroom, dining area and shower w/c.**

16 Gernon Road Ardleigh Colchester Essex CO7 7NU

16/01003/DETAIL  
Decided

**Proposed single detached bungalow with new access to Colchester Road (reserved matters application following approval of 14/01783/OUT).**

Land to The Side of Fairfield Colchester Road Ardleigh Essex CO7 7PB

16/01271/CMTR  
Decided

**Installation of six 6m and three 12m lighting columns, eight wall mounted lanterns and wall mounted lights to the office building at Ardleigh Highway Depot, Glebe Corner, Harwich Road, Ardleigh CO7 7LA.**

Ardleigh Highway Depot Harwich Road Ardleigh Essex CO7 7LA

16/01003/DETAIL  
Decided

**Proposed single detached bungalow with new access to Colchester Road (reserved matters application following approval of 14/01783/OUT).**

Land to The Side of Fairfield Colchester Road Ardleigh Essex CO7 7PB

16/00523/OUT  
Decided

**Erection of two detached dwellings.**

Land opposite The Old Mission Bromley Road Ardleigh Essex CO7 7SE

15/00241/FUL  
Decided

**Erection of 14 dwellings.**

Westpark Ipswich Road Colchester Essex CO4 9HB

**Refusals:**

The following refusals were noted.

16/00865/OUT

**Erection of one four bedroom house with detached garage with access.**

Land adjacent to Briar Cottage Briar Road Ardleigh Essex CO7 7TA

16/00861/OUT

**Proposed erection of two detached dwellings.**

Willowell Spring Valley Lane Ardleigh Colchester Essex CO7 7SD

16/00859/OUT

**Proposed erection of three detached dwellings.**

Site Adjacent to Willowell Spring Valley Lane Ardleigh Colchester Essex CO7 7SD

431

**Village Hall**

431.1

**To receive reports and consider any decisions on expenditure. Verbal report to included status of the hall flooring, wasp nests, kitchen door replacement**

The issue of the uneven surface floor was raised and Cllr Chase-Gardener agreed to get a quote from the previous supplier of sanding and sealing services.

Further quotes would be required for the replacement of the kitchen door.

431.2

**To consider the affordability of additional concreting works.**

The Council were concerned about the quality of the work, commissioned by Ardleigh Pre-School, to concrete and fence an area behind the Village Hall. It was decided that this needed settling before additional concreting could be considered. Cllr Barrott was planning to meet the current contractor, with Ardleigh Pre-school, to discuss how the current works could be concluded.

432

**Churchyard and Cemetery**

432.1

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

The Council discussed the dead horse chestnut tree and agreed that a letter to the diocese when the new curate was in place would be appropriate.

432.2

**To note that permission has been granted for limited additional floral tributes to be allowed at Plot D142 until April 17.**

The Council noted the written agreement and Cllr Chase-Gardener agreed to seek confirmation that the 3<sup>rd</sup> party accepted the agreement.

432.3

**To consider applications for headstones / inscriptions**

- D25 Roydon Harold Hare Smith, additional inscription
- D144 Roy Corbin, headstone
- D91 Janine Sandra Williams, additional inscription

These were agreed.

- 433                   **Recreation, Play and Open Spaces Colchester Road Play Area**
- 433.1               **To receive reports on condition of area and identify any health and safety risks and consider any decisions for expenditure.**  
Approval was given to arrange repair of the tugboat posts and swing bolts.
- 433.2               **Progress update on signage stating dogs to be on leads.**  
The new signs would be installed.
- 433.3               **Colchester Road Play Area – Progress update including estimated start date for works, total costs and funding position. Order summary at attachment 3.**  
The award of contract to PlayQuip was agreed and it was further decided to continue with an application for funding to the Essex County Council Community Initiatives Fund and to look at TDC Section 106 monies ear-marked for Ardleigh.
- 433.4               **To note agreement to car park improvements funded by owners of The Mill.**  
The Council noted the agreement for car-park improvements behind The Mill, being funded and managed by Shore Engineering who own and occupy The Mill.
- 434                   **Environment and maintenance**
- 434.1               **To receive reports and consider any decisions for expenditure.**  
The Council discussed general road deterioration and the emergence of significant pot-holes specifically in Old Ipswich Road; the Ipswich Road end of Wick Lane; the Colchester Road at the A120 crossing near Haddocks and Crown Lane North.
- The Council also noted the need for hedging/verge to be cut back along the footpath on the Colchester Road near the Texaco Garage and Wick Lane.
- The Council discussed the increasing build-up of litter along the road-side but noted that this had been discussed at TDALC meetings with a recognition that TDC services had been cut back in this area.
- Following on from an issue raised at the Public Participation section of the meeting the Council went on to discuss the responsibilities of land owners and management authorities such as Anglian Water with respect to ditches and watercourses. Right and responsibilities are known as Riparian Rights. NB Government booklet Living on the Edge sets out these riparian rights and responsibilities. <https://www.gov.uk/government/publications/riverside-ownership-rights-and-responsibilities>
- The Council noted that a further £200 had been raised from Ardleigh businesses sponsoring the Ardleigh Floral Displays. A thank you notice would be placed in the Ardleigh Advertiser.
- 435                   **Public Rights of Way**
- 435.1               **To receive reports and consider any decisions for expenditure.**  
None received.
- 436                   **Parish Council Financial Report**
- 436.1               **To receive report on Parish Council accounts as at the 31<sup>st</sup> August 2016.**  
The report was received by the Council.
- 436.2               **Accounts for payment –Cheques/Bacs payments to be approved for payment and signed.** The following payments were agreed and authorised for payment:

Bland Landscapes .....	£ 494.40
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Clerk Pay (inc PAYE and NI) Aug 2016.....	£ 374.96
Clerk Mileage & Stationery (July & Aug).....	£ 73.75
JF Tree Specialist .....	£ 1,458.80
S Farrer Watering.....	£ 530.00
Jill Hamblin, Archivist expenses.....	£ 73.48
Bland Landscapes.....	£ 635.10
RedHotsource (signs for Recreation Ground)	£ 374.40

436.3 **To note that the VAT refund claim for the period March – June 16 was £1,616.84**  
This was noted.

437 **Village Hall Financial Report**

437.1 **To receive report on Village Hall accounts as at the 31<sup>st</sup> August 2016.**  
The report was received and accepted.

437.2 **Accounts for payment –Cheques/Bacs payments to be approved for payment and signed:**  
The following bills were approved for payment.

Bookings & Cleaning – September.....	£401.10
VH Door Board up – Rapid Secure.....	£228.00
Chubb Fire & Security Service and parts...	£446.22
Paul Wareing Plumbing & Heating .....	£ 77.68

NB Replacement windows final cost was £200.00 (paid Aug 16) and not £285.00 as original quoted.

437.3 **To note that email and letter to Hall Hirers resulting in damage on 17<sup>th</sup> June is not yet settled.**  
It was resolved to further write to the hirers seeking settlement.

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

Cllr Halsey reported that the TDALC meeting covered EALC/NALC cost increases; The transparency fund; EALC training contacts; The benefits of becoming a Quality Council; Play Area inspection training possible alleviating the need for Rospa inspectors; and Recycling Centre changes. The Council noted that the, to be introduced, restrictions on what recycling centres a Lawford and Dovercourt will accept, is likely to increase fly-tipping in the area. The next TDALC meeting is 21 Sep 16.

439 **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.

440 **Meeting Closure & Date of Next Meeting**

Meeting closed at 09:45pm.

The next meeting will be held on Monday 10<sup>th</sup> October 2016.

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