



ARDLEIGH PARISH COUNCIL

Minutes of the Meeting of Ardleigh Parish Council held on Monday 14 November 2022 at 7.30pm at Ardleigh Village Hall

PRESENT: Cllr's Sally Bolingbroke, Jayne Marshall, Carolyn Mason, Clive Salmon, Emma Thrower, Richard Talbot and Clerk – Rachel Fletcher, Deputy Clerk – Karen Thompson (minutes)

ALSO IN ATTENDANCE Cllr Tim Barrott was dialled into the meeting via remote connection and was unable to vote.
Cllr Carlo Guglielmi (Essex County Councillor)
A member of the public was present.

22.138 **Apologies and reasons for absence**

Cllr's Emma Twine, Chris Whitfield and Tim Barrott had apologised for absence and the Council resolved to accept the apologies and the reason for absence.

Also absent - Cllr Neil Stock - Ardleigh and Little Bromley Ward Councillor at Tendring District Council

22.139 **Declaration and Register of Interests**

Sally Bolingbroke declared an interest in planning application 22/01226/VOC .

22.140 **Minutes of the last meeting of the Council held on 10 Oct 2022**

The Council resolved that the minutes were a true record of the meeting.

22.141 **Public Participation relating to items on the agenda or other items of interest.**

A member of the public discussed the planning application 20/00594/FUL and support in pursuing a Judicial Review.

- previous planning history for that site. Colchester Tractors secured planning consent in 1989 for an agricultural building which included a S106 contractual agreement for the agricultural building only. The driveway for the development was established but the building never built.
- Statement by the Chair of Planning about sugar beet being poor quality. It was thought that this was inappropriate and inaccurate and would influence the committee.
- It was reported that a great crested newt has been spotted and photographed.
- There was also a concern that the HGV cleaning operation would lead to contamination of the well water drinking supplies.
- Disappointment that Tendring Cllr Neil Stock (Ward Councillor representing Ardleigh and Little Bromley) had not spoken at the Planning Committee meeting on behalf of Ardleigh residents. Cllr Guglielmi stated that he had remained at distant from the process as he was not the ward Councillor.

22.142 **Planning**

Applications See <https://www.tendringdc.gov.uk/planning/planning-applications> for current applications. These were normally sent to Councillors via the weekly lists provided by Tendring District Council.

22/01784/FULHH Erection of detached cart lodge/ home office. 5 Hunters Chase Ardleigh CO7 7LW-The Council would seek confirmation that the cart lodge would carry a restriction so that it could not be converted to a separate dwelling.

22/01789/TCA To remove Hawthorn 16/17 Ardleigh Court – No comment made

22/01774/TCA 1 No. Silver Birch - fell to ground level. 3 Church View – No comment made

22/01690/OHL Removal/ installation of Overhead Lines. Nobbys Place, Bromley Road – No comment made

22/01751/LUPROP Proposed single storey rear extension to the rear of the existing building. Dimensions are included on the plan. Fox Hollow, Fox Street – No comment made

22/01450/FUL Erection of one single storey dwelling, removal of existing silo and two single garages. Kalm Oak Nursery, Hunters Chase, Ardleigh, CO7 7LW.

The Council would object to this application as it falls outside the settlement development boundary so the area is not suitable for additional housing.

22/01667/COUNOT Proposed conversion of existing agricultural barn to a single four-bedroom residential dwelling. Harvey's Farm, Old Ipswich Road, Ardleigh, CO7 7QS.

TDC recently refused permission to convert this building to a dwelling as conversion would require extensive works to an unsuitable agricultural building. The Parish Council would continue to object along these lines.

22/01226/VOC Amended info Variation of conditions of application 22/00614/VOC Mount View Fox Street Ardleigh CO7 7PS

The Council would support the Highways requirement to ensure pedestrian safety.

22/01490/FULHH Proposed new double storey side extension to right of dwelling, single storey to the left and back. Somerville John De Bois Hill – No comment made

22/01340/FUL widening of access onto Ipswich Road Systematic Business Park Freight Centre Old Ipswich Road Ardleigh CO7 7QL – No comment made

22/01645/NMA Non-Material Amendment to 21/00554/FUL for re-positioning of outdoor swimming pool. Pond House, Hunters Chase, Ardleigh CO7 7LN – No comment made

22/00683/FUL Proposed surface storage yard and associated external works and landscaping. Martells Quarry, Slough Lane, Ardleigh CO7 7RU – No comment made

22/01329/FUL Additional info temporary change of use to outdoor storage with associated fencing and hardstanding Land at Crown Quarry Old Ipswich Road Ardleigh CO7 7QR

This site was being advertised on the open market and was not thought to have planning permission for this use. As a result, an enforcement case was submitted resulting in this new application. Notwithstanding that outline permission is in place for a new business park on this site, Ardleigh Council oppose this application for a change of use.

22/01738/AGRIC To determine if prior approval is required for a proposed 'Private Ways for Agricultural or Forestry use'. Land off Spring Valley Lane, CO7 7SA – NO comment made

Decisions **To note recent decisions including appeals.**

These were noted.

Other The Council also considered an appeal [22/00043/ENFORC](#) Appeal re Enforcement Notice Goodhall Farm, Coggeshall Rd, Ardleigh CO7 7LR The Council would support the enforcement notice and object to the appeal.

22.143 Other Planning and Infrastructure issues

22.143.1 *Tendring/Colchester Borders Garden Community (and related issues)* To note and prepare for consultation of the Submission Version Plan with meeting on 13 December 2022 where officers will give an update on the progress of updating the Draft Plan. Link to meeting details and papers, once available

<https://tdcdemocracy.tendringdc.gov.uk/ieListMeetings.aspx?CId=377&Year=0>

Proposed development in Crockleford remains an area of concern and the Parish Council resolved to meet with TDC and Latimers (the appointed development partner) to understand better what is proposed given the Colchester aim is to protect the Salary Brook and this pushes development further in to Tendring.

Cllr Gugliemli added that governance of assets needs to be resolved. The development would need to be managed to avoid conflict between interests of Colchester and Tendring.

22.143.2 *Neighbourhood Plan (and related issues)* To update on progress including feedback from Tendring District Council and on behalf of the developer for the Garden Community and forthcoming / requested meetings with both. (CW).

Since Regulation 14 Pre-submission Consultation ended, all comments had been considered and addressed. These would be included in the Appendix of the final version of the Plan, when it is

published. A steering group meeting is being arranged with Tendring District Council to finalise a few details on various policies. All being well, this would take place before Christmas, when it is then anticipated that the plan will be taken over by TDC (Reg 15/16). The Council resolved to notify TDC about the intention to sign off the plan at the 12 December Parish Council meeting.

22.143.3 East Anglia GREEN and related - pylons, substations and windfarms - To report any known updates and consider further action including Planning Inspectorate statutory consultation

The Council resolved to restate the objections made so far in the new consultation and also add the views, greenspaces and local green spaces that need to be protected.

22.143.4 Windfarms

- **North Falls Offshore Wind Farm Public Consultation** To note the exhibition planned for Ardleigh Village Hall on 12th November and to discuss the proposed response to consultation <https://non-stat.northfallsoffshore.com/>
The recent exhibition day took place in the Village Hall and it was observed that the substation is planned to sit very close to the rear of Badley Hall. Cllr Gugliemli added that a service road was likely to join substations to the A120.
- **5 Estuaries Offshore Wind Farm – To note the next planned consultation in early 2023 and to be aware of the location of the Substation Search Areas intended (see attachment).** This was noted.

It was decided that the Council should approach the MP, Sir Bernard Jenkin, to explain the pressure on Ardleigh and restate the case for an offshore solution to moving offshore power.

22.143.5 Minerals Local Plan-to note proposal to extend the Plan period from its current end date of 2029 to 2040 as part of the ongoing Review. Due to this, an additional call for sites ran from 28 September to 9 November 2022.

<https://www.essex.gov.uk/background-and-current-progress-with-the-minerals-local-plan-review>

The Council noted the call for sites and would monitor what comes forward. A walkaround was planned for 11 December 2022 and the Council would seek and circulate the minutes of the last liaison group meeting.

22.144 Potential Judicial Review

Items in confidence. Under the Public Bodies (Admissions to Meetings) Act 1960, the press and public may be excluded during the discussion of agenda item 22.144.2 as the Council will be considering legal and contractual issues. There were no press or public present only Ardleigh Parish Councillors and staff were in the room.

22.144.1 To receive an update and note the action taken to date including submission of a Pre-Application Protocol Letter to TDC regarding the approved planning application 20/00594/FUL – Surya Food/ Flying Trade Group. The Council noted that TDC had not yet issued a decision notice regarding 20/00594/FUL (Surya application for Old Ipswich Road) and therefore proceedings against TDC could not advance until a decision notice was issued.

22.144.2 To consider any further steps including appointment of counsel and cost implications. The Council noted the work done by The Legal Company to date was helpful and the Pre-Application Protocol Letter reflected the Ardleigh Council legal objections to the planning decision. However, the Council decided that if further legal advice is sought, they may use a different company that would be better placed to work with a barrister in court. The Council will continue to use Planning Direct as planning advisors. There are costs that fall to the Council and these would be identified clearly for transparency. Any donations received to assist with the legal challenge would be clearly identified (personal data redacted) such that it can be returned if necessary. The Council resolved to continue with a Judicial Review application should TDC finally issue planning consent for 20/00594/FUL.

22.145 Reports and Correspondence

22.145.1 District and County Councillor To receive verbal updates from those present. Any written reports received from District and County Councillors are sent to members by email. Despite a delay the

potholes in Old Ipswich Rd would be completed. The Council raised the issue of a blocked gully drain on the Old Ipswich Rd which leads to lorry washing water covering the road as it can't drain away.

Cllr Gugliemli suggested that the meetings with Langham and Dedham parishes should be facilitated by those parishes in future.

The Council raised the issue of the Essex Highways Salt Depot lighting and it was agreed to seek a meeting with the site manager again. The Council would also consider submitting an FOI request to see what the lighting costs have been.

22.145.2 **Councillors' reports including reports of training or meetings attended.** Cllr Salmon attended the recent two days of Councillor training held in Langham

22.145.3 **Clerk's report - To receive a report on key correspondence and tasks undertaken since the last meeting including delegated decisions (see attachment).** The Council received the report.

22.145.4 **Police report.** There was no update.

22.146 Highways, Public Rights of Way (PRoW) and related issues

To flag any urgent issues noting that updates on new and ongoing matters relating to highways, public rights of way and related issues usually take place outside the meeting and should be reported direct to Highways <https://www.essexhighways.org/tell-us>. Nothing was raised.

22.147 Amenities and Contracts

To receive updates and take decisions on Parish Council amenities and contracts including:

- **Council contracts and contractors** Nothing raised.
- **Play and Exercise equipment**- safety checks/ outstanding items (KT/RT/CS). The Deputy Clerk would meet with Cllr Talbot to walk round the equipment on 18th November 2022.
- **The Ardleigh Recreation Ground. To note meeting held with Cricket Club.** This was noted.
- **Cemetery / churchyard matters** (JM/CM for safety checks, TB other matters). Nothing raised.
- **Millennium Green** (MG) including Memorandum of Understanding. Nothing raised
- **Village Hall matters** – Nothing raised
- **Other Amenities and Open Spaces issues** – Nothing raised.

22.148 Community projects, meetings and events and requests for support

22.148.1 **To update on any community initiatives such as speed watch (see attachment), Ardleigh litter picking volunteers, warm spaces, dementia friends, Methodist church building, Christmas plans.** Councillors had visited the Methodist Church building and recognised that it had potential for a community space but was likely to be expensive to run and maintain. Any project to keep the building as a public space would need the support of residents. The Council decided to ask for the recent building review (quinquennial review) and consider next actions, including whether the council should apply to have the building registered as a community asset, in January 2023.

22.148.2 **To note that local/ community groups may submit grant applications to the Council by 6 December for consideration at December meeting.** This was noted.

22.149 Parish Council Finance and Staffing

22.149.1 **To receive the Parish Council finance report and bank reconciliation at end October 2022 (see attachment).** This was received with the report showing that receipts to date including the precept from TDC was £83,566. Spend to date to the end of October 2022 was £58,645. The Council forecasts an overspend position at the end of the financial year. Bank balances are currently £156,910 with £75,500 ear marked for projects.

22.149.2 **To approve invoices for payment for Ardleigh Parish Council and Village Hall (see attachment).** The following were approved.

Clerk Expenses	£49.83
Ardleigh Village Hall (via CHIP)	£80.00
RCCE	£72.60

Adobe Acrobat (Clerk's expenses)	£15.17
Little Green Self Storage	£292.41
replacement printer (max)	£546.00
Cloudy IT	£163.92
Superfine fencing	£90
Planning Direct	£660.00
Essex Association of Local Councils	£216.00
Ardleigh Village Hall (via CHIP)	£35.00

Salaries totalling £3,638.93 (plus pension) were confirmed as well as payments for Ardleigh Village Hall of £1641.08.

- 22.149.3 **To review draft advert, job description and schedule for the appointment of a new Deputy Clerk.** This was approved and the staffing committee members would agree the scale points before advertising the position.

22.150 Parish Council Policies

- **Social Media Policy to be approved and updated Social Media Guidelines to be noted (attachments).**
- **To consider signing up to the NALC Civility and Respect Pledge <https://www.nalc.gov.uk/our-work/civility-and-respect-project> and /or to adopt the NALC model policy on officer and member relations (attachment).**

The Council approved the Social Media Policy and agreed to defer the decision on the Civility and Respect Pledge until the next meeting due to lack of time.

22.151 Date of next meeting, meeting closure

The Council resolved to meet next on 12 December 2022, 7.30pm, Ardleigh Village Hall (with a remote link option for non-voting Councillors and members of the public).

Signed by Meeting Chair on