



## ARDLEIGH PARISH COUNCIL

### Minutes of the Meeting of Ardleigh Parish Council held on Monday 11 July 2022 at 7.30pm at Ardleigh Village Hall

**PRESENT:** Cllr Tim Barrott (Chair), Cllrs Sally Bolingbroke, Jayne Marshall, Carolyn Mason, Clive Salmon, Richard Talbot, Chris Whitfield and Jonathan Waters  
Clerk – Rachel Fletcher  
Deputy Clerk – Karen Thompson (minutes)

**ALSO IN ATTENDANCE** Members of the public were in attendance by remote connection and in person

**22.104 Apologies and reasons for absence**

Emma Twine and Emma Thrower and had sent apologies.

**22.105 Minutes of the last meeting of the Council held on 13 June 2022**

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

**22.106 Declaration and Register of Interests**

Richard Talbot declared that he was a Trustee of the Millennium Trust.

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

A request to alter the overnight A12 closure diversion route coming through the populated areas of Ipswich Rd, Parsons Heath, Ardleigh and the A137 to Lawford being changed to the A120 and B1035 to Lawford had been made to Essex Highways with the support of National Highways. Essex Highways had refused to change the route. Cllr Gugliemli reported that he would be meeting with ECC Cllr Lesley Wagland (portfolio for infrastructure) later in the week. It was suggested that data on volume of night traffic and noise could be collated to assist with the argument.

**22.108 East Anglia GREEN**

**22.108.1 To note the Parish Council feedback to the East Anglia GREEN project.**

<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/infrastructure-projects/east-anglia-green-have-your-say> and to discuss any recent developments including attendance at, and leaflets produced for, the Tendring Show and further support to the campaign.

The Council thanked those who staffed a stand at the Tendring Show. It was suggested that the focus of Tendring's argument should include the sub-station as it is key to the whole project. The Council resolved to write to Cllr's Gugliemli and Stock making this point that the sub-station and further sub-stations should be objected to .

**22.108.2 To note the current consultation by Five Estuaries off shore windfarm**

<https://fiveestuariesconsultation.co.uk/> and the Parish Council's response- including request for meeting. Note public exhibition 14 July 2pm-8pm Ogilvie Hall, Wignall Street, Lawford.

The Council would meet with the Five Estuaries exhibition team at 1pm on 14<sup>th</sup> July prior to preparing their response to the consultation (deadline 13 August)

**22.109 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.

22/00859/FULHH Hope Cottage Crown Lane South Ardleigh CO7 7PL Proposed installation of window to side elevation and change of gable front to hip roof. First floor living space within roof structure. The Council had no comment.

22/00809/FULHH White House Jubilee Lane Ardleigh CO7 7RY Proposed side and rear extension with an additional outbuilding. Ardleigh Parish Council did not object to the application but would ask for a condition that the outbuilding was ancillary to the main dwelling and not to be used as a separate dwelling.

22/00951/FULHH The Gables Colchester Road Ardleigh CO7 7PQ Proposed extensions and alterations to existing two storey dwelling and existing single storey outbuilding/workshop. Ardleigh Parish Council did not object to the application but would ask for a condition that the outbuilding was ancillary to the main dwelling and not to be used as a separate dwelling.

22/00933/FULHH Hammonds Farm Bromley Road Ardleigh CO7 7SG Proposed two storey side extension with render finish, relocation of balconies and internal alterations. The Council had no comment.

22/00963/COUNOT Harveys Farm Old Ipswich Road Ardleigh CO7 7QS Conversion of existing agricultural barn to a single four-bedroom residential dwelling. The Council did not consider that this proposal complied with the Tendring Local Plan nor the emerging Ardleigh Neighbourhood Plan TDC's Local Plan Policy PP13 The Rural Economy: to support growth in the rural economy, stated that the Council may grant planning permission for the following types of development in the countryside outside of defined Settlement Development Boundaries, subject to detailed consideration, including against other policy requirements in this Local Plan: a) Where appropriate to the historic environment, conversion or re-use of rural buildings in the countryside to employment, leisure or tourism use; b) business and domestic equine related activities; c) agricultural and key workers' dwellings; and d) buildings that are essential to support agricultural, aquacultural, horticultural and forestry, and farm diversification schemes. The emerging Ardleigh Neighbourhood Plan Section 1: General Approach to Development and Policy HP - Housing supported this approach. There appeared to be no suggestion that the conversion would be for the benefit of agricultural or key workers or otherwise complies with the above Policy.

We were disappointed that it appeared to have been approved without a full application process which would have enabled the Parish Council and our residents to be fully consulted.

22/00967/DISCON Systematic Business Park Old Ipswich Road Ardleigh CO7 7QL Discharge of conditions 2, 3, 4 and 6 (Construction traffic management plan) of application 20/01783/FUL. The Council had no comment.

22/00881/VOC Prettyfields Vineyard Ltd Dead Lane Ardleigh Colchester Essex CO7 7PF Variation of condition 5 of application 18/01133/FUL to allow for an increased number of products to be sold at the shop and to extend the opening hours. This was supported.

22/01029/TCA Churchgate House The Street Ardleigh Colchester Essex CO7 7LD Horse Chestnut - re pollard, remove small shrubs and stumps to be removed in front part of garden to allow for re landscaping. The Council had no objection.

Also considered were

22/00916/FUL Proposed detached two-bedroom property. Old Trowel and Hammer Waterhouse Lane Ardleigh Colchester Essex CO7 7NE. The Council would object that this was outside the Settlement Development Boundary and should not be permitted and also about the dangerous Morrow Lane and Waterhouse Lane junction.

22/01041/FUL Land to rear of Three Elms Harts Lane Proposed erection of a 3-bedroom bungalow (in lieu of Prior Approval for one 3-bedroom dwelling, subject of application 22/00517/COUNOT). Our Parish Council strongly opposed this application as it considers that the site was already overdeveloped and was unsuitable for further housing (on a single-track lane in countryside which should be protected and preserved). The Council felt this should be treated as a new application and the current Local Plan and emerging Ardleigh Neighbourhood Plan (which was shortly to be published for pre submission consultation) should be given full weight.

There was no justification to approve this application and if officers were minded to do so the Council would ask for the application to be called to the Planning Committee.

22/01057/COUNOT 26 Harwich Road Ardleigh Proposed conversion of existing agricultural building into a three-bedroom dwelling, including two parking spaces and private amenity space. Our Council had long opposed further ribbon development along the A137 between Ardleigh and Lawford which had been subject to a number of new developments during the period when there was no Local Plan in place. The Council was dismayed at the loss of small-holdings and opportunities for growers on high quality land provided as part of the Land Settlement Association

schemes. The site was outside of any settlement development boundary and our residents do not wish to see further development.

The Council does not consider that this proposal complies with the Tendring Local Plan nor the emerging Ardleigh Neighbourhood Plan TDC's Local Plan Policy PP13 The Rural Economy: to support growth in the rural economy, states that the Council may grant planning permission for the following types of development in the countryside outside of defined Settlement Development Boundaries, subject to detailed consideration, including against other policy requirements in this Local Plan: a) Where appropriate to the historic environment, conversion or re-use of rural buildings in the countryside to employment, leisure or tourism use; b) business and domestic equine related activities; c) agricultural and key workers' dwellings; and d) buildings that are essential to support agricultural, aquacultural, horticultural and forestry, and farm diversification schemes.

Our emerging Ardleigh Neighbourhood Plan Section 1: General Approach to Development and Policy HP - Housing supports this approach. There appeared to be no suggestion that the conversion would be for the benefit of agricultural or key workers or otherwise complied with the above Policy. The Council was disappointed that it appears to have been approved without a full application process which would have enabled the Parish Council and our residents to be fully consulted.

22/01143/TPO Premier Inn Ipswich Road 2 No. Beech trees, cut back lateral growth from the site buildings north eastern elevation; adjacent to the reception area entrance of the site. This was supported.

21/02070/FUL Construction and operation of a 50MW Battery Energy Storage System, and related infrastructure with associated access, landscaping and drainage. Land adjacent to Lawford Grid Substation Ardleigh Road Little Bromley. The Council had already objected to this application and was seriously concerned about the range of infrastructure proposed in the vicinity (both this development and that of other providers) which would take high quality agricultural land, damage the ecosystem, cause disruption to residents and lose valued country side and landscape Further further comments in relation to fire risk and poor access for emergency vehicles and construction vehicles would be added. Had the Fire and Rescue Service been consulted? We understand that fires at Battery storage units can be particularly difficult to manage.

22/01108/NACON Proposed change of use of the land from agricultural to equestrian purposes. Land to The rear of 5 Hunters Chase Ardleigh. The Parish Council did not object to the application but would propose that there were restrictions imposed to limit the hours of operation, and to ensure that there was no intrusive lighting on site and that vehicle movements were minimal bearing in mind that Hunters Chase was a country lane.

**Decisions** To note recent decisions including appeals. These were noted without comment.

**Other/** None

**Appeals**

**22.110** Reports and Correspondence

22.110.1 **District and County Councillor To receive verbal updates from those present and confirm that regular reports received from District and County Councillors are sent to members by email.** Cllr Guglielmi asked for photographic evidence of PO vans breaching the parking restriction imposed on The Street to be sent to the North Essex Parking Partnership. It was resolved to place letters from the Council on the windscreens of the vehicles requesting that the drivers made use of the free car park at the centre of the village.

Cllr Guglielmi reported that the Members Pothole Repair Scheme was available again and the Council could send a list of priority request for pothole repair on road and pavements. The Council resolved to send a list and include the Old Ipswich Road as priority.

The Council sought confirmation of the date where the Surya Old Ipswich Rd planning application would be scheduled for a planning decision meeting. Carlo Guglielmi confirmed that the agenda is published a week ahead of the meetings and would advise when it included the Surya application.

22.110.2 **Councillors' reports.** Langham PC were arranging for the EALC's Councillor Training days to be delivered to a group in Langham and had extended an invitation to Ardleigh Councillors to attend.

- 22.110.3 **Clerk's report** To receive a report on key correspondence and tasks undertaken since the last meeting including delegated decisions.  
The report was received.
- 22.111 **Tendring/Colchester Borders Garden Community (and related issues)**  
**To receive updates on recent developments, including Character Appraisal of Crockleford Heath by Place Services and recent informal meeting with Tendring's Acting Director of Planning.**  
The Council would prepare for a meeting with Place Services on 21<sup>st</sup> July which would include a walk around Crockleford Heath. Two Councillors would attend.
- 22.112 **Neighbourhood Plan (and related issues)**  
**To receive an update on the Neighbourhood Plan which is ready to be published for final informal consultation. To consider any issues needing direction from the Parish Council.**  
Ardleigh's Neighbourhood Plan was ready to be published for a final 6-week pre-submission consultation. Details of the final consultation would be published as soon as the date is known. The Council resolved to run a drop-in session for residents and other matters could be included at such a session including the East Anglia GREEN project and the Garden Community Plans.
- 22.113 **Amenities and Contracts**  
**To receive updates and take decisions on Parish Council amenities and contracts including:**
- 22.113.1 **Council contracts and contractors.**  
The Council agreed that the grass cutting in the Churchyard and Cemetery could be missed as there was currently no growth. The contractors would be asked to tidy verges/hedgerows and paths.
- 22.113.2 **Play and Exercise equipment- safety checks/ outstanding items and update on S106 funding.** The gym equipment repair was noted. A list of play equipment recommendations from both internal checks and the formal annual inspection has been drawn up and contractors would be instructed to undertake the necessary work.
- 22.113.3 **The Ardleigh Recreation Ground.** There were a number of documents relating to the history of the Recreation Ground held in the archives and would be worked through.
- 22.113.4 **Cemetery / churchyard matters.** It was noted that the yew trees appeared to be suffering from internal collapse and the contractor would be asked to look at them.
- 22.113.5 **Millennium Green (MG) including Memorandum of Understanding.** Nothing reported.
- 22.113.6 **Village Hall matters.** The meeting of the Trustees of the Village Hall took place the previous week. The Parish Council was the sole trustee and when meeting as a Trustee the members represent the Village Hall charity and not the Parish Council.
- 22.113.7 **Other Amenities and Open Spaces issues.** A blocked road gully drain along The Street was observed and would be reported to Essex Highways Report It system.
- 22.114 **Highways, Public Rights of Way (PRoW) and related issues**  
**To confirm that ongoing updates on highways, public rights of way and related matters will take place outside the meeting including a joint meeting with neighbouring Parishes held on 5 July. To note that some work to clear key footpaths at the Parish Council's expense has been completed. To note any significant issues which the Council may need to address- eg closure of A133 to divert to A137, in addition to existing A12 closure.**  
The improved footpaths had been well received and there were no additional points raised.
- 22.115 **Community projects, meetings and events**  
**To receive updates on any other current initiatives and consider whether to introduce grant application process for local groups, including users of the Village Hall, to request financial support.**  
The Council agreed that a stand at the planned village show in August would be helpful to raise the East Anglia GREEN impact for Ardleigh.  
  
The Council also agreed that a grant application form and procedure would be advertised for local groups to apply for Section 137 funding and this might include community groups to assist with the increase in Village Hall hire costs.

**22.116 Parish Council Finance and Staffing**

22.116.1 **To receive the Parish Council finance report and bank reconciliation at end June 2022.** The report was received. Current year to date total income was £ 45,888, and spend was £ 25,979. Bank holdings were £ 151,905.

22.102.2 **To note the invoicing for Parish Council Village Hall Room Hire and to approve invoices for payment for Ardleigh Parish Council and Village Hall (see attachment)** The following were approved together with salary payments totalling £ £2,333 and Village Hall payments of £1,369.58.

East of England Co-op	£216.00
Drop Box and Adobe Acrobat	£25.16
Clerk Expenses	£48.04
Councillor expenses	£72.14
Cottage landscapes	£2,070.00
Superfine Fencing	£120.00
Playquip	£1,072.80
Cemetery Return	£105.00
Cloudy IT	£163.92
Superfine Fencing	£180.00
Eurooffice	£150.69
E&J Fire and Security	£TBA
Village Hall Room Hire	£305.00

The Council resolved to pay Village Hall room hire fees in recognition that any Council booking meant lost potential income for the Village Hall Charity.

**22.117 Date of next meeting, meeting closure**

The Council resolved to meet next in September with delegated authority remaining in place to allow decisions to be taken between meetings if necessary.

The date of the next meeting would be 12 September 2022 at 7.30pm at Ardleigh Village Hall (with Zoom link).

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