

ARDLEIGH PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 09 DECEMBER 2019 AT THE VILLAGE HALL AT 7.30PM



PRESENT: Cllr Barrott (Chair),
Cllr's Bolingbroke, Fontaine, Marshall, Mason, Talbot, Thompson and Whitfield
Clerk – Rachel Fletcher

ALSO IN ATTENDANCE: There were 7 members of the public in attendance.

19/212 Chairman's Welcome

The Chairman welcomed all those attending.

19/213 Apologies and reasons for absence

Cllr Chase-Gardener had sent apologies

Cllr Stock (Tendring District) and Cllr Guglielmi (Essex County) had also sent apologies.

It was confirmed that Cllr Culham had not completed a Declaration of Acceptance of Office form after she was elected and so had not officially taken up office. This meant there was now a second vacancy on the Council.

19/214 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.

Cllr Thompson declared an interest regarding item 19/203.1 link road between A133 and A120

Cllr Bolingbroke declared an interest in planning application 19/01740/OUT, item 19/218

19/215 Public participation session with respect to items on the agenda and other matters that are of mutual interest

Questions and comments were raised about the following matters. Some of the points raised are captured at the relevant item within these minutes.

- 1) Footpaths signs erected and then removed on Frating Road. Although footpaths do not fall within the parish Council's jurisdiction this would be reported to the relevant authorities.
- 2) North Essex Garden Communities. Noting that Colchester Borough Council may not now be willing to release funds.
- 3) A120/ A133 link road and Garden Communities. A new action group had been formed. Some residents who would be affected had received no direct communications and general awareness about the proposals appeared to be low.
- 4) Footpath 10 off Morrow Lane, noted that diversion had become impassable, but after reporting had now been improved.
- 5) Beehive Pub- application for change of use.

19/216 Reports and Correspondence

19/216.1 District and County Councillors reports- District and County Councillors were invited to attend and provide a report. Cllr Guglielmi was not in attendance but provided a brief written update on a number of ongoing issues and following site visits with Cllr Marshall and officers from Essex County Council and Tendring District Council which took place on 21/11/2019.

The Parish Council had requested that the bus stand outside the school be instated as bus stop, but Highways officers had advised that this was not possible. It was now proposed to 'box' the new bus stop to prevent parking at this location. Members of the Parish Council expressed concerns about safety of this location should vehicles overtake stationary buses- however it was understood that highways officers advised that it was the most suitable location.

19/216.2 **Police Report**-To receive a report on policing matters. A report had been received- with nothing to note.

19/216.3 **Clerk's report**- The report showing the actions which are outstanding from previous meetings, actions completed, key tasks undertaken since the last meeting and related correspondence was received.
There had been a number of reports on footpaths which were impassable or where way signs were removed. These had already been reported to ECC by members of the public, but it was agreed that the Clerk would also notify ECC.

19/216.4 **Councillors reports**- to receive any reports from Councillors.

Cllr Marshall reported on the site visits with Cllr Guglielmi referred to above and thanks were noted for Cllr Guglielmi's support.

19/217 Minutes of the last meeting of the Council held on 11 November 2019

It was resolved that the minutes of the last meeting were a true and accurate account of the proceedings of the meeting.

19/218 Planning

Applications The following applications were discussed with comments to be provided noted.

[G1 4 No. Silver Birch and various shrubs – fell 2nd birch from gate, replace with similar tree, reduce remaining silverbirch by 30%. Trim back shrubs including small Holly Tree.](#) 

2 The Limes Ardleigh Colchester Essex CO7 7RW

Ref. No: 19/01764/TCA

No comment

[T5 – Silver Birch, trim to boundary](#) 

2 The Limes Ardleigh Colchester Essex CO7 7RW

Ref. No: 19/01763/TPO

No comment

[Outline planning application with all matters reserved for the construction of 9 no. custom build/self build dwellings, access road and pavement.](#) 

Land to The North of Mount View Fox Street Ardleigh Essex CO7 7PS

Ref. No: 19/01740/OUT

The Council wished to object to the application for reasons as given last time an application for 9 custom build properties was made at this address, including over development, precedent, the council do not believe that there is a need for this number or size of housing

[Redevelopment of site for 4no single storey residential dwellings.](#) 

Three Elms Harts Lane Ardleigh Colchester Essex CO7 7QH

Ref. No: 19/01735/OUT

The Council wished to object to this application which falls outside the settlement development boundary. 4 properties in this space would constitute over development, concern this would create a precedent and that there was no identifiable need.

1 Maple Tree – Reduce crown by 1 – 2 metres 

Holmesdale The Street Ardleigh Colchester Essex CO7 7LD

Ref. No: 19/01722/TCA


No comment

Erection of up to 17 houses including garages and access. 

Land to rear of 19 Harwich Road Ardleigh Essex CO7 7LT

Ref. No: 19/01655/OUT

The council wished to object to this application- as it was felt to be totally inappropriate in this location, leading to pressure on local services, previous permission obtained at this location was understood to be for family members. No public footpath, highways concerns. Unwelcome precedent.

Demolition of existing dwelling and replacement with the construction of 4 no. 2 bedroom bungalows, associated accesses, parking and garden areas. 

Hope Cottage Crown Lane South Ardleigh Colchester Essex CO7 7PL

Ref. No: 19/01629/FUL

The council wished to object to this application, felt it was not appropriate in this location, proposed design not in keeping with village design statement. There was confusion as to whether the request was for 5 x 3 bedroom or 4 x 2 bedroom properties- either way too many for this small site. No public footpath, highways concerns. Unwelcome precedent. Outside settlement development boundary.

Variation of condition 2 of 19/00621/FUL to amend the design of the previously approved dwelling. 

Benson Stud Harts Lane Ardleigh Colchester Essex CO7 7QE

Ref. No: 19/01616/FUL

No comment

Proposed detached garage with residential accommodation annexed to Trap House. 

Trap House Colchester Road Ardleigh Colchester Essex CO7 7PQ

Ref. No: 19/01559/FUL

The council felt that this was a large footprint compared with the size of the property and concerned that it was not appropriate and could create a precedent.

19/01788/FUL Construction of new 6 bedroom house and double garage. (Following demolition of existing dwelling, garage and outbuildings). | Fairacres Harts Lane Ardleigh Colchester Essex CO7 7QH <https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1DEQKQB07M00>

No comment- this replaces a single dwelling with another single dwelling.

Decided approvals For information- full details can be found on the Tendring District Council web pages - <https://www.tendringdc.gov.uk/planning/planning-applications>

The follow approvals were noted

18/01840/OUT (Renewal and variation to previously approved **15/00669/OUT**)

19/01588/TCA

19/01412/FUL

19/01358/FUL

**Decided
refusals**

**The follow refusals were noted
19/01377/FUL**

Other

The following planning applications were discussed and comments noted.

19/01618/NACON To be determined by another Authority

'The application is only for a change of use of the ground floor of a building - from A4 to D1. The proposed activities will vary, but will include social and educational purposes, and place of worship.' The Beehive Public House, Bromley Road, Colchester, CO4 3JG

There was a discussion about this application which had generated significant local interest and petition to retain current A4 use. The property was very close to the Ardleigh boundary, and residents along Bromley Road and in Crockleford would have been able to walk to a public house at this location. The Council had previously objected to plans for 145 dwellings very close to this site (within Ardleigh) because of concerns including about additional traffic. It was agreed to object to the change of use because of anticipated problems with parking and extra traffic with users of the new community facility travelling from a wide catchment by car.

19/01491/COUNOT Determination prior approval not required

Proposed conversion of agricultural buildings into two dwellings. Barns at Moze Hall, Fox Street, Ardleigh

There was no opportunity to comment as the application involved conversion of disused agricultural buildings

19/01254/COUNOT Determination prior approval not required

Change of use of former agricultural barn, cold store and boiler house into 3no. dwellings. Morrow Lane Nurseries, Morrow Lane, Ardleigh

There was no opportunity to comment as the application involved conversion of disused agricultural buildings

ESS/93/19/TEN/SPO To be determined by Essex County Council

<https://planning.essex.gov.uk/planningapplication.aspx?AppNo=ESS/93/19/TEN/SPO>

Proposed Western Extension to Martells Quarry for the extraction, processing, sale and distribution of silica sand and gravel, and subsequent restoration using inert materials along with the creation of a new access on to Slough Lane.

It was noted that the proposals included extending an existing site and creating new access road, close to properties. The Council wished to object to the siting new access road. There had been ongoing concern about heavy vehicles travelling along Slough Lane and through our village or out through Great Bromley and this would be mentioned in the comments.

Appeals [None](#)

19/219 Planned A120/ A133 Link Road and North Essex Garden Community

19/219.1 Link Road- to consider response to consultation on proposed new link road between A120 and A133. <https://www.essexhighways.org/highway-schemes-and-developments/highway-schemes/a120-a133-link-and-rapid-transit.aspx>

There was a discussion involving members of the public who had attended the meeting- most of those present had attended the recent exhibitions but felt that they were not genuine consultation events. The level of consultation- particularly within Tendring- had been felt to be inadequate, and all options would be likely to increase traffic through parts of Ardleigh including especially Bromley Road. Many households were unaware of the proposals which were different from what had been expected- including uncertainty about whether the link road would form the eastern boundary of any new Garden Community development and why

the unused bridge built some 30 years ago was not included in the proposals. Only a handful of residents and landowners appeared to have been offered face to face meetings. The position of Tendring District Council in supporting residents was unclear, residents did not feel their views were being sought or heard. It was agreed to express concern and respond within the current consultation period- without expressing a preference for any of the tabled options and seek further consultation including a meeting in Ardleigh if possible.

19/219.2 North Essex Garden Communities- to note updates on public engagement so far- the meeting to summarise feedback received at Colchester Institute was relatively poorly attended. It was agreed that the Clerk and Cllr Thompson would attend the meeting for Parish Councils on Wednesday 11 December. The Planning Inspectorate hearing would be taking place from 14 January- councillors were encouraged to read the evidence on the matters being considered at the hearing. The chief executive of the North Essex Garden Communities, Richard Bayley, would be attending the January or February meeting of the Council.

19/220 Neighbourhood Plan

Tendring District Council had been approached to designate the whole Parish as the Neighbourhood planning area. A meeting with a second planning consultant who had worked with other parishes in developing their Neighbourhood Plans was booked for the following day (10 December 2019).

19/221 Parish Council Finance

19/221.1 The Parish Council Financial Statement as at 30 November 2019 was received and noted, with adjustments to the projected outturns based on year to date performance.

19/221.2 The following bills were approved for payment for Parish Council.

Clerk's salary	£	506.81
HMRC (Tax)	£	127.00
Essex Pension Fund	£	185.77
Clerk's home working allowance (Sep-Dec)	£	67.80
Clerk's mileage and expenses	£	79.75
Society of Local Council Clerks	£	146.00
Chair Q3 allowance	£	100.00
Superfine Fencing	£	221.38
Superfine Fencing	£	120.00
J F Tree Specialists	£	4,188.00
Royal Mail	£	342.00
E&J Fire and Security	£	456.00
Affinity	£	20.98

19/221.3 The draft budget for 2020 was considered and approved in principle. It was noted that the 'precept' (the proportion of the Council Tax for the Parish Council) was relatively low compared to the rest of Tendring and that plans for next year would be likely to increase overall costs leading to a possible increase in the precept. The proposed budget would increase the cost for a Band D household in 2020-21 to £48.50 per year- up 17 pence per week. A decision on the precept request would be taken at the January meeting.

19/222 Recreation, Play and Open Spaces

19/222.1 Reports on condition of play areas and equipment were received, no urgent health and safety repairs were identified.

19/223 Millennium Green

The report from the Trustees of the Millennium Green in accordance with the MOU between the Millennium Green and Ardleigh Parish Council was not tabled, it was agreed that this would be sent by email after the meeting.

19/224 Churchyard & Cemetery

An update on Cemetery matters, including the councillor inspection report, was received. Recent improvements were noted including the work to gate completed by the Handyman. There were no urgent health and safety matters requiring attention.

19/225 Staffing matters

It was resolved to confirm that the Clerk had successfully completed her probationary period.

19/226 75th VE Day Commemoration Event

To receive an update from the VE75 event Working Group. No further updates- promotion of the events would be taking place after the new year.

19/227 Information and proposed items for the next meeting

To identify any items to include for consideration at the next meeting. None identified

19/228 Meeting Closure & Dates of Meetings for 2020

Meeting dates for 2020 (all at 7.30pm at Ardleigh Village Hall) were confirmed as follows

Monday 13 January; Monday 10 February; Monday 9 March;

Monday 6 April (this would be a week earlier than usual as Easter Monday falls on 13 April;

Monday 11 May; Monday 8 June; Monday 13 July; Monday 10 August; Monday 14 September;

Monday 12 October; Monday 9 November; Monday 14 December.

The meeting closed at 9.20pm

Signed by Meeting Chair on