



**ARDLEIGH PARISH COUNCIL**  
**MINUTES OF THE MEETING OF THE PARISH COUNCIL**  
**HELD ON 9 SEPTEMBER 2019 AT THE VILLAGE HALL AT 7.30PM**

**PRESENT:** Cllr Barrott (Chair),  
Cllr's Bolingbroke, Fontaine, Marshall, Mason, Talbot and Thompson  
Clerk - Karen Thompson

**ALSO IN ATTENDANCE:** There were members of the public in attendance and Cllr Gugliemli, Essex County Councillor (ECC) representative for Ardleigh.

**19/0157 Chairman's Welcome and to note the resignation of Cllr Wilson**  
The Chairman welcomed all those attending.

**19/0158 Apologies and reasons for absence**  
Cllr Chase-Gardener, Culham and Whitfield had sent apologies.

**19/0159 Declaration of Interests** - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.  
Cllr Bolingbroke declared an interest in planning application 19/01148/OUT as a neighbouring property.

**19/0160 Clerk Appointment**  
**To appoint Rachel Fletcher as the new clerk to Ardleigh Parish Council with immediate effect and to note that terms and conditions, including the post of Clerk being eligible for membership of the Local Government Pension Scheme operated by Essex County Council, will be documented in the new employment contract and will be agreed by 30 September 2019. To note that the current clerk will provide a one-month handover.**

The Council resolved to appoint Rachel Fletcher to the position of Clerk and Responsible Finance Officer with immediate effect.

The Chair expressed his thanks to Cllrs Marshall and Whitfield for their role in the selection process.

**19/0161 Public participation session with respect to items on the agenda and other matters that are of mutual interest**

A resident advised the Council that there was information in the public domain suggesting that 275 houses would fall to the Ardleigh Parish. There also a concern raised that the Tendring Local Plan Part 1 Consultation that was open now had not been publicised by Tendring District Council (TDC) and that this was, in his opinion, unwise.

A resident reported that the Royal Mail vans parking for long periods in The Street was preventing elderly and those with poor mobility from parking within the vicinity of the doctor's surgery. Cllr Gugliemli suggested that he could write to the Post Office and Royal Mail outlining the problems caused and seeking a solution. He also suggested inviting the North Essex Parking Partnership (NEPP) to advise on possible remedies including introducing time limits or time periods of restricted parking

There were several members of the public concerned about the planning application for outline permission to build 116 homes to the rear of Plains Farm Close (19/01085/OUT). The major concern was the congested nature of the Ipswich Road. It was reported that the traffic trying to exit from both Plains Farm Close and Avellena Place are queuing for several minutes. A further 200 cars (expected) would further add to an already gridlocked road. There was also concern that if planning consent was granted then there would be nothing to stop the 50+ acres behind the site being put forward for development. There was also concern that the major sewer that runs through the site presents a risk in that if ever it fails then all access to and from the site would be closed. It was suggested that the traffic

modelling carried out for the application was unsound as it did not consider the fact that Phase 2 of the former Betts site is not fully occupied.

A resident asked for advice concerning a group of conifers planted several years ago on Highways land that were now overgrown and unsightly. He felt that despite personal appeals to ECC Highways to deal with the trees they were not taking responsibility as they did not plant the trees. Cllr Gugliemli said he would raise with Highways.

A further member of the public raised the issue of the illegal overnight and weekend parking of HGVs on the Old Ipswich Road in contravention of their company Operating Licenses. He also reported that trailer units had been illegally left on the highway. The clerk advised that where there was photographic evidence of the company involved and the date/time of the parking then a letter could be sent to the HGV company advising that further contraventions would be reported to the Authorities.

There was a discussion about the hedge and former ditch along Wick Lane and to which point ECC Highways have authority. Cllr Gugliemli asked if there was evidence of the ditches existence as this might help evidence who has responsibility for the hedging. A recent request from Highways to the landowner to cut back the hedging by a further .5 metre had been countered as this would destroy the hedge. Concern was expressed that the removal of Protected Status from Wick Lane was the first stage of widening Wick Lane so allow increased traffic flow. Cllr Gugliemli volunteered to take this up with Cllr Bentley as the portfolio holder for infrastructure including highways.

A final member of the public asked the councils support for planning application 19/01176/FUL as a novel and innovative eco build.

**19/0162 Minutes of the last meeting of the Council held on 12<sup>th</sup> August 2019**

Councillors resolved to accept the minutes of the meeting.

**19/0163 Clerk's Report**

**To receive the report showing the actions that are outstanding from previous meetings.**  
The report was received.

**19/0164 District and County Councillors**

**To receive the reports of the District Councillor and the County Councillor.**

Cllr Neil Stock (TDC Ward Councillor) was not present.

Cllr Gugliemli (ECC) said that recent correspondence regarding installing a disabled parking space close to her home and near the Post Office would need the support of her GP. It was a well-used process and should be fast-tracked through the system.

Cllr Gugliemli had sent his ECC summary report to the Council by email.

Cllr Gugliemli updated on the complaint that a company based on the Old Ipswich Rd was operating without the necessary specific license required. He reported that they had been visited and the issue should be resolved.

In response to a question about possible high levels of dust from the quarry, Cllr Gugliemli said that the quarry site was visited at least 4 times every year. Three of these visits would be planned and the fourth would be unannounced. The dust and airborne particles are measured. To date there have been no concerns raised.

Cllr Gugliemli updated that he was asking ECC to inspect and advise re the hedging at the Old Trowel and Hammer and its effect on the safety of the junction of Waterhouse Lane and Morrow Road.

Cllr Gugliemli advised that the Parish Council to 'call-in' the planning application 19/01085/OUT (Plains Farm Close) via the ward councillor as it is contentious.


**19/0165 Planning**

**19/165.1 To note that Phase2 and Bellway Homes developers have met the Parish Council to show detailed plans proposed for the Bromley Road development.**

It was confirmed that the Parish Council had met with Phase2 and Bellway Homes Ltd to see the detailed plans for the Bromley Road development (Outline permission granted – see 17/00859/OUT).

## Applications

19/01088/LBC

[Conversion & linking of former stables & shelter shed to create single dwelling \(minor revisions to previous approval 18/01163/LBC\)](#) 

Lodge Farm Barn Lodge Lane Ardleigh Colchester Essex CO7 7PG  
This item was taken at the August Parish Council meeting.

19/01106/TPO

[1 No. Beech - reduce crown by 25%, 1 No. Silver Birch - reduce in line with neighbouring trees.](#)

2 The Limes Harwich Road Ardleigh Colchester Essex CO7 7RW  
This item was taken at the August Parish Council meeting.

19/01085/OUT

[Proposed development of up to 116 dwellings including affordable homes, areas of landscaping, public open space, points of access and associated infrastructure works.](#) 

Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU

The Council agreed to object strongly to this application as the site falls outside the Settlement Development Boundary (SDB) and the old and emerging Tendring Local Plans have policies that go to protect the rural countryside and not permit development outside the SDB in more the rural parishes.

It was felt that the resulting increase of 300+ vehicle journeys would cause severe congestion with significant wait times for exiting traffic onto the Ipswich Rd. This congestion could result in gridlock of the A120/A1234/A12 and backlogs onto the west bound A120.

The nearest school to the site is the Gildberd but as it is at capacity children would be directed to Manningtree High School which is not accessible by any sensible public transport route.

Planning consent was recently granted to a fast food outlet at that exit point from this site and therefore any traffic measurements will not have taken into account the significant traffic generated by a drive-through and restaurant KFC. It was also noted that Avellena Place Phase 2 is not yet fully occupied and therefore that traffic is not on the highway yet.

19/01101/DETAIL

[Reserved matters application for erection of four detached dwellings.](#) 

Nobbys Place Bromley Road Ardleigh Colchester Essex CO4 3JG


The Council had no comment to make on this application.

19/01118/FUL

[Proposed new 3 bay garage.](#) 


The New Bungalow Turnpike Close Ardleigh Colchester Essex CO7 7QW  
The Council had no comment to make on this application.

19/01110/FUL

[Removal of condition 6 and variation of condition 2 of planning permission 18/01162/FUL to reflect minor material amendments to window sizes, boundary treatments and site subdivision.](#) 

Lodge Farm Barn Lodge Lane Ardleigh Colchester Essex CO7 7PG  
The Council had no comment to make on this application.

19/01148/OUT

[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

The Council agreed to object to this application as the site falls outside the Settlement Development Boundary (SDB) and the old and emerging Tendring Local Plans have policies that go to protect the rural countryside and not permit development outside the SDB in more the rural parishes.

The Council felt that it was overdevelopment of the rural area. The rural location is more than a mile from any shops or facilities. Furthermore, the Council do not think there is a need for large detached private housing in the area.

19/01176/FUL

[Proposed dwelling, part re-grading of existing lake edges, 2no. solar arrays, associated works including new landscape planting and area of hardstanding.](#)

Land adjacent Whinstones Crown Lane North Ardleigh Essex CO7 7RA

Ardleigh Parish Council support the concept, innovation and design of this proposed new dwelling BUT it is located outside the settlement development boundary and therefore Ardleigh Council objects on the grounds that all new builds outside the development boundary should not be supported.

19/01194/FUL

[Proposed rebuild of existing cartlodge.](#)

Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU

The Council had no objection to this application.

19/01195/LBC

[Proposed rebuild of existing cartlodge.](#)

Plains Farm Plains Farm Close Ardleigh Colchester Essex CO7 7QU

The Council had no objection to this application.

19/01224/TPO

[10 No. Cotoneaster - cut back growth overhanging neighbouring gardens, reduce the height, prune inside face . 1 No. Mountain Ash - remove damaged branch. Request that this be a continuing permission.](#)

Ash Lodge Mary Warner Road Ardleigh Colchester Essex CO7 7RP

The Council had no objection to this application.

ESS/62/19/TEN/PR  
E

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended) PRE-APPLICATION ADVICE REQUEST**

**Proposal:** Proposed Western extension to Martells Quarry together with proposed Variation of Conditions to extant permissions to accommodate revisions to working practices as a consequence of the proposed western extension

**Location:** Land at Martells Quarry, Slough Lane, Ardleigh, Essex, CO7 7RU

The Council had no objection to this application.

**Decided  
Approvals  
Decided  
Refusals**

The Council noted the planning application decisions made by TDC.

The Council noted the planning application decisions made by TDC.

19/0166

**Parish Council Finance**

19/166.1

**To receive the Parish Council Financial Statement as at the 31 August 2019.**

This was received. It was noted that the year-end forecast anticipates an approximate income of £59,498 and with £8,000 being carried forward from 2018/19 and a spend of £68,050. The Council funds are £127,545 with over £50,000 of that being held to fund any additional cemetery that can be purchased.

19/166.2

**To approve the bills for payment for Parish Council—Cheques/Bacs payments**

The following invoices were approved for payment:

Gross Pay for hours is	£	514.87
HMRC Tax and NI	£	128.60
Pension Contribution	£	46.92
Clerk expenses Mileage £27	£	27.00
EALC - Training Course Mason	£	108.00
JF Tree specialist cemetery and churchyard	£	1,128.00
Bland grasscutting	£	714.73
New Clerk Salary Net	£	354.71

New Clerk HMRC	£	88.68
New Clerk Pension	£	127.63
Archivist Expenses	£	130.11

**19/0167 Review Memorandum of Understanding (MOU) between Parish Council and the Millennium Green Trustees**

There were no changes required to the MOU.

**19/0168 Recreation, Play and Open Spaces**

19/168.1

**To receive reports on condition of play areas and equipment and resolve to repair any urgent health and safety risks.**

These were received and no action was required.

A vote of thanks was expressed to the GCG Environment Trust for fully funding the replacement of the tugboat on the Recreation Ground.

**19/0169 Millennium Green**

**To receive ant reports from the Trustees of the Millennium Green in accordance with the MOU between the Millennium Green and Ardleigh Parish Council.**

It was reported that Bland Landscapes had identified the different varieties of apple trees on the Millennium Green and that small plaques would be inserted into the ground showing each variety.

It was also reported that most of the apples had been picked or taken by residents as intended.

**19/0170 Churchyard & Cemetery**

19/170.1

**To receive the councillor inspection report and consider any urgent health & safety repairs.**

This was received.

19/170.2

**To note the cemetery tidy conducted on 3<sup>rd</sup> September and thank those involved.**

The cemetery tidy up took place on the 3<sup>rd</sup> September. It was suggested that this be conducted twice a year, in February and September. The Chair thanked all those that took part.

**19/0171 Glass Recycling**

**To consider the email form the District Environment team requesting a glass recycling bank at the Village Hall/Recreation Ground in response to requests from residents.**

The Council was reminded of the difficulties encountered when there were bins at the Village Hall.

The Council resolved to support a bottle bank in the village but request that it be sited in the Recreation Ground Car Park having cleared the scrub at the far (north) end of the car park along the fence line.

**19/0172 Highways**

19/172.1

**To note that the ECC Highways Depot has not yet implemented the lighting changes promised and a further update will be pursued in three months.**

This was noted and would be chased again in December.

19/172.2

**To receive an update on the progress of the Home Farm Lane alterations.**

It was noted that the Home Farm Lane Highways alterations have been completed and the layby waiting situation has improved.

19/172.3

**To consider any action that can be undertaken regarding parking on the Old Ipswich Road.**

There were two issues that are related to parking on the Old Ipswich Road. The first is the significant number of cars parking under the bridge. It was recognised that if there are no restrictions then this was mostly legal although there are some vehicles that park on and

round the junction in breach of the Highway Code. It was resolved to report the parking to the North Essex Parking Partnership (NEPP).

The second issue is the HGVs being parked overnight and at weekends without drivers. It was thought that this is not an issue for NEPP but for the Transport Commissioner or DVSA as it is a breach of operating license conditions.

A local resident agreed to photograph any seen breaches so that the vehicles could be identified, and the Council would report to the haulage company in the first instance and then to the Transport Commissioner or DVSA.

**19/172.4 To note the sites where there is overgrown hedging and roadside vegetation and decide any action.**

It was noted that the verge at Oak Tree Corner had been cut. The hedging in Wick Lane has also been cut and the landowner is waiting on a decision from Highways to see if this is enough. It was also reported that the hedge and vegetation on the south corner of Home Farm Lane and the Harwich Road (A137) was overgrown. It was resolved to write to the landowner and politely ask if they could arrange for it to be tidied.

**19/0173 75th VE Day Commemoration Event  
To receive an update from the VE75 event Working Group.**

It was noted that the planning is progressing well and no action was requested of the Council.

**19/0174 Information for the next meeting**

It was noted that the following was scheduled for the next meeting:

- Visit of Community Policing Team

**19/0175 Meeting Closure & Date of Next Meeting**

The meeting closed at 2130 and the next meeting date was confirmed as Monday 14<sup>th</sup> October 2019.

**Signed by Meeting Chair ..... On .....**