



**MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 10 APRIL 2017 AT THE VILLAGE HALL AT 7.30PM**

PRESENT: Cllr Partridge (Chair),
Cllr's Smith, Fryer, Marshall and Andrews.
Clerk - Karen Thompson

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

Chairman's Welcome

The Chairman welcomed everyone to the meeting.

17/062 Apologies for absence

Apologies received from Cllr's Barrott, Talbot, Halsey, Chase-Gardener, Thompson and Scott-Barrett. Essex County Councillor Gugliemli and Tendring District Councillor Stock also sent apologies.

17/063 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.

Cllr Fryer declared a pecuniary interest in the item to decide the Annual Tree Survey contract, Item 17/074.1.

Cllr Smith declared a non-pecuniary interest in the planning application 17/00503/OUT as he resides on that road.

17/064 Public participation session with respect to items on the agenda and other matters that are of mutual interest.

Residents voiced concerns regarding a planning application (17/00503/OUT) for 2 houses in Green Lane.

Also residents confirmed that HGVs that can't access a business on the Harwich Road are using Oak Tree Corner, Glebe Corner and also the very tight junction of Dead Lane with the Colchester Road to turn around so that they can make the vehicular access to the property. Resulting in damage to the grassed areas, both public and private. Further concerns were about the increased danger as HGVs do a 180° turn.

A resident said that ECC have issued a letter requiring payment and realignment of Footpath 49. As this is still not satisfactorily resolved the Council will look at the correspondence from Essex County Council to see what they are asking.

A concern was raised that nothing has been done to reduce the risk of flooding along the Colchester Road by the Wooden Fender.

A resident that had been pursuing a change to a driveway on the Harwich Rd said that nothing had been forthcoming from ECC Highways.

A resident commented positively that a number of potholes had been filled in.

17/065 Minutes of the last meeting of the Council held on 13 March 2017

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

17/066 Clerk's Report

The Council received the report of resolutions agreed at previous Parish Council Meetings and noted action to date.

It was agreed to approach TDC for a Passing Place sign on Home Farm Lane, opposite Peake Fruit.

17/067 District and County Councillor Reports

TDC and ECC Councillors were absent.

17/068 Planning







17/068.1 Feedback of the TDC planning training held on 7th April 2107.

Two Councillors attended a TDC training session on planning, that took place on 8th April. The slides from the session were circulated. Cllr Fryer also gave a summary of the types of argument that are important when considering planning applications.

17/068.2 Parsons Heath (off Bromley Road) Gladman potential planning application (already circulated).

Gladman Land had written to the Council announcing their intention to pursue permission to build 135 homes at Crockleford Heath (although advertised as Parsons Heath) and seeking a closed meeting with the Council. The Council decided to refuse a closed meeting but to invite them to the public session of any regular Parish Council meeting ensuring full transparency of communication. It was also agreed to notify the joint parishes group established to work cooperatively on the garden community, as this is land that falls within the earmarked area for consideration.

Applications

- 17/00324/FUL [Erection of conservatory to rear of property.](#) 
2 Badliss Hall Cottages Badliss Hall Lane Ardleigh Colchester Essex CO7 7LX
The Council had no objection to this proposal.
- For information only, [Use of land for the repair and supply of garden machinery and associated products.](#) 
- 17/00332/LUEX 2 Vale View Business Units Crown Lane South Ardleigh Colchester Essex CO7 7PL
No comment required.
- 17/00438/OUT [Erection of five detached dwellings, associated garaging and parking following demolition of commercial and agricultural buildings and cessation of non-conforming commercial uses.](#) 
Land to The South and East 18 Coggeshall Road Ardleigh Colchester Essex CO7 7LP
The Council decided to object to this proposal as it falls outside the settlement development boundary and the access to the A137 is via Oak Tree Corner which is a dangerous junction.
- 17/00362/OUT [Outline application for 5 detached two storey dwellings.](#) 
Land to The South of Bromley Road Ardleigh Essex CO7 7SE
The Council decided to object to this proposal as it represents ribbon development or the joining of areas of development along the road which is contrary to TDCs emerging Local Plan. There are also concerns of highways safety and local housing density.
- 17/00364/FUL [Change of use of existing building for the purpose of B1 \(a\) \(Offices\), B1 \(c\) \(Light Industry\), and B8 \(Storage\) without the imposition of existing personal consent.](#) 
2 Vale View Business Units Crown Lane South Ardleigh Colchester Essex CO7 7PL
The Council had no objection to this proposal.
- 17/00372/HRN [Removal of 100 metres of hedge at Wick Farm](#) 
Fen Cottage Wick Farm Wick Lane Ardleigh Colchester Essex CO7 7RE
The Council had no objection to this proposal.

17/00457/FUL	<p>Erection of dwelling house.</p> <p>The Paddocks Chapel Lane Ardleigh Colchester Essex CO7 7BJ The Council decided to object to this proposal as is falls outside the settlement development boundary.</p>
17/00487/OUT	<p>Outline planning application for 5 detached 3 bedroom dwellings.</p> <p>Land to North of Chapel Lane Ardleigh Essex CO7 7BL The Council decided to object to this proposal as is falls outside the settlement development boundary and represents significant increase in housing density for that rural area.</p>
17/00493/FUL	<p>Erection of lightweight storage building on existing hardstanding area to protect machinery.</p> <p>Paul Tuckwell Ltd Dedham Road Ardleigh Colchester Essex CO7 7LG The Council had no objection to this proposal.</p>
17/00494/FUL	<p>Erection of a bungalow and associated parking facilities.</p> <p>Land adjacent Holly House Chapel Lane Ardleigh Essex CO7 7BJ The Council decided to object to this proposal as is falls outside the settlement development boundary and represents significant increase in housing density for that rural area.</p>
17/00503/OUT	<p>Construction of two detached bungalows.</p> <p>4 and 5 Green Lane Ardleigh Essex CO7 7PE The Council would object to this proposal on the grounds that Green Lane is unsuitable for development having a narrow unmade road with limited utility services and access.</p>
17/00518/DETAIL	<p>Erection of three detached dwellings and associated garaging.</p> <p>Land at 19 Harwich Road Ardleigh Colchester Essex CO7 7LT It was noted that outline consent had already be given.</p>
ESS/57/04/TEN/L A2	<p>Ground Water Monitoring as part of LA2 at the Ardleigh Reservoir. This was noted with no comment.</p>
Appeals:	
16/01246/OUT	<p>Appletree Cottage, Hunters Chase Appeal Dismissed. This was noted.</p>
Decided Approvals:	
17/00317/TPO	<p>All trees that are on the edge of the applicant's fields to be cut back to the trunks to approximately 15-18' in height to clear traffic Land at Brendons Waterhouse Lane Ardleigh Essex</p>
17/00081/FUL	<p>Construction of two detached dwellings and associated parking as amendment to 16/00846/FUL. 37 Wood View Cottage Bromley Road Ardleigh Colchester Essex CO7 7SE</p>
17/00034/DISCON	<p>Discharge of conditions 3 (Materials), 4 (Boundary Treatments) and 10 (Landscaping) of approved planning application 16/01300/FUL. Land adjacent 1 Tilsit Place Colchester Road Ardleigh Essex</p>
16/02006/DETAIL	<p>Variation of condition 1 of application 16/00325/DETAIL to replace approved drawing no. 003 Rev F with 003 Rev H. Land at Ingrams Piece Ardleigh Essex CO7 7PZ</p>
16/01798/FUL	<p>Demolition of garage/workshop, alteration and extension of boundary wall/gates, re-instatement of access to front and permanent closure of access to side of Cypress Cottage; and erection of dwelling to rear. Site adjacent Cypress Cottage Colchester Road Ardleigh Essex CO7 7NP</p>
ESS/30/16/TEN	<p>Proposal: Application for the continued restoration of former quarry void by means of landfill</p>

Martells Quarry, Slough Lane, Ardleigh, CO7 7RU

Refusals: The following were noted.

17/00171/FUL [Erection of 2 no. two storey dwellings and associated out buildings. Improvements to existing vehicular access and new ancillary out building.](#)

Threshers Colchester Road Ardleigh Colchester Essex CO7 7PQ

17/00115/FUL [Single new dwelling house.](#)

Land adjacent to Hunters Oak Hunters Chase Ardleigh Essex CO7 7LW

**To Be Decided
by Another
Authority:** The following were noted.

17/00331/CMT [Continuation of use as a waste transfer station without compliance with condition 2 \(compliance with submitted details\) attached to planning permission reference ESS/27/16/TEN, to allow an additional use of the site for overnight parking of associated heavy goods vehicles and trailers.](#)

A120 Ardleigh Waste Transfer Station Colchester Eastern Bypass Ardleigh Colchester Essex CO7 7SL

**Determined
Prior Approval –
Not Required**

17/00228/AGRIC [Erection of agricultural barn for use as hay bales and agricultural equipment storage.](#)
Old Shields Farm Waterhouse Lane Ardleigh Essex CO7 7N

17/069 Churchyard & Cemetery

17/069.1 To receive reports and consider any decisions on expenditure.

None requested.

17/070 Recreation, Play and Open spaces Colchester Road play area

17/070.1 To receive reports on condition of area and identify any health and safety risks and consider any decisions for expenditure.

None notified.

17/070.2 To receive an update on the Colchester Road Play Area and the application for S106 monies from TDC.

It was noted that the Section 106 monies has yet to be applied for as the Council were still deliberating additional works for fencing and ground cover. The Council noted that the play area was being used and seemed to be popular.

17/071 Environment and maintenance

17/071.1 To receive reports and consider any decisions for expenditure.

The Council noted that a number of home-made signs saying 'no 7.5 tonne lorries' had been placed in Great Bromley.

It was noted that there had been no progress on getting land owners to clear ditches that may contribute to local flooding.

17/071.2 To discuss the use of Recreation Ground car parking by contractors from the building site at the other side of the level crossing.

It was agreed to monitor the situation.

17/071.3 To discuss the possible travellers site at Ester Lee Stables, Wivenhoe Rd, Crockleford.

The Council decided that no action was appropriate at this time.

17/072 Public Rights of Way

17/072.1 To receive reports and consider any decisions for expenditure.
 The issue of Footpath 49 is not yet resolved. The Council agreed to seek a copy of the ECC letter to the landowner.

The issue of the Ardleigh Depot Salt Dome lighting was discussed and the Council noted the original planning consent which included the need for lighting to be of a type that was courteous to neighbours and drivers. The Council felt that the lighting is too harsh and is dazzling. This item would be discussed again at the next meeting.

17/072.2 Update regarding proposed change to weight restricted roads.
 Update not available.

17/072.3 To discuss the reports of traffic infringements along the Old Ipswich Road.
 The situation would be monitored.

17/072.4 To consider the Network Rail Crossing Reduction documentation concerning Abbotts Crossing.
 This was noted.

17/073 TDALC
 Cllr Partridge reported that the Police and Crime Commissioner update to the TDALC included that there was minimal resourcing and that there was an increased focus on cyber crime.

17/074 Finance
17/074.1 To decide the contract awards for the Village Annual Tree Survey
 The Council decided to award the annual tree survey contract to the only tender submission received from JF Tree Specialist.

17/074.2 To note the call for papers to be submitted to External Auditor by 12 June 2017.
 This was noted.

17/075 Parish Council Financial Report
17/075.1 To receive report on Parish Council accounts as at the 31 March 2017.
 The Council received the financial statement.

17/075.2 Accounts for payment –Cheques/Bacs payments to be approved for payment and signed.
 The following list was approved for payment.

Clerk Pay (inc hol PAYE, pension, NI) Mar 17	£ 662.20
Employer Pension	£ 6.62
Clerk Mileage & Parking.....	£ 44.75
JF Tree Specialist	£ 1,560.00
EALC Affiliation	£ 472.91
RedHotSurce -Dog Signs.....	£ 64.80

17/076 Village Hall
17/076.1 To receive reports and consider any decisions on expenditure.
 None received.

17/076.2 To plan the next stage for considering outside grounds work.
 This was postponed until a later meeting.

17/077 Village Hall Financial Report

17/077.1 To receive financial report on Village Hall accounts as at the 31st March 2017.
The report was accepted.

17/077.2 Accounts for payment –Cheques/Bacs payments to be approved for payment and signed.
The following list was approved for payment.

Bookings & Cleaning – April	£ 401.10
T Hall Electrician	£ 225.00
T Hall Electrician	£ 471.00

17/078 Recreation Ground Trust
To receive financial report on Recreation Ground as at the 31st March 2017.
The report was accepted.

17/079 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).

None reported.

17/080 Meeting Closure & Date of Next Meeting
Monday 8th May 2017.

Signed by Meeting Chair on