



ARDLEIGH PARISH COUNCIL

**MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 11 DECEMBER 2017 AT THE VILLAGE HALL AT 7.30PM**

PRESENT: Cllr Halsey (elected chair for this meeting),
Cllr's Thompson, Scott-Barrett, Chase-Gardener, Marshall, Andrews, Talbot, Fryer and Smith.
Clerk - Karen Thompson

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

Chairman's Welcome

The Chairman welcomed everyone to the meeting.

17/0215 Apologies for absence
Cllr's Barrott and Partridge sent apologies.

Also absent was Cllr Stock - Tendring District Council (TDC) and Cllr Gugliemli – Essex County Council (ECC)

17/0216 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.
Cllr Halsey declared an interest in Item 17/221.1.
Cllr Chase-Gardener declared an interest in planning applications ES/54/17/TEN and ES/55/17/TEN.
Cllr Chase-Gardener declared an interest in Item 17/222.1.

17/0217 Public participation session with respect to items on the agenda and other matters that are of mutual interest.
Points raised by members of the public included concern that the exhibition held by developers Scott Residential prior to this council meeting proposed an application for 10 bungalows off the Colchester Road. With access being planned for directly onto the A137 towards the Colchester end of the village before the dangerous sharp bend. Concerns about this potential application included fear that the remainder of the large field could be further developed as this smaller development would set a precedent; no affordable housing in the village for younger people; and the development did not include a range of housing in terms of sizes and prices.

17/0218 Minutes of the last meeting of the Council held on 13 November 2017
The Council agreed the draft minutes of the meeting were a true and accurate account of the proceedings.

17/0219 Clerk's Report
The Council received the report of resolutions agreed at previous Parish Council Meetings and noted action to date.

17/0220 District and County Councillor Reports
Cllr Gugliemli and Cllr Stock were absent.

17/0221 Planning
17/221.1 To consider the interest shown by Scott Developers in building bungalows in on green

space at the bottom of Aveline Road.

The council confirmed that no planning application had been submitted by Scott Residential and as any application would fall outside the settlement development boundary it would not be welcomed by the council. In addition the council members that saw the public exhibition expressed concerns that the site had access planned for a very dangerous part of the A137, Colchester Road. That the development offered no range of housing and that the age restrictions were unhelpful as the bungalows might be attractive to families with disabilities.

17/221.2 To agree the parish council comments to be submitted to the planning appeal for 145 houses off the Bromley Road. (NB APP/P1560/W/17/3185776 is the reference).

The comments submitted to the original application were reviewed and agreed that these should be resubmitted to the planning inspectorate.

17/221.3 To decide the Councils response to the Tendring Colchester Borders Garden Community Issues and Options Plan.

It was agreed that the size and quantity of the material was significant and extra time should be taken and this item brought back to the January 2018 parish council meeting.

Applications

ESS/54/17/TEN

Continuation of the handling of waste materials to accommodate an additional metal storage area without compliance with Condition 2 (Approved Details) of planning permission ESS/08/08/TEN (Rev) (Reception and decontamination of ferrous and non-ferrous metal goods (Mainly Vehicles). Preparation and processing of metal for export. Erection of new buildings associated with the proposed use. Provision of sealed working floor areas, associated drainage. Provision of weighbridge, parking and fencing) Location: Martell's Quarry, Slough Lane, Ardleigh. Colchester, CO7 7RU


There was no objection.

ESS/55/17/TEN

Retrospective change of uses for Site 1 (undeveloped land) and Site 2 (former industrial related land) for staff, visitors, lorries and equipment, and vehicles collected awaiting disposal associated with waste metal handling sites (Unit D and Unit 11) Location: Martell's Quarry, Slough Lane, Ardleigh. Colchester, CO7 7RU


There was no objection.

17/01925/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

The Council objected to this application on the basis of being outside the settlement development boundary for Ardleigh, creates further ribbon development between settlements and would start the concept of a second row of housing along the Colchester Road.

17/01972/TPO

T1 - Holm Oak - reduce crown to all aspects by 2 metres approximately and remove deadwood. T2 - Lime - remove ivy and 2 dead branches. T3 - Holm Oak - reduce the lateral crown spread to the South Eastern aspect by 3 metres. 
23 Ingrams Piece Ardleigh Colchester Essex CO7 7LG

There was no objection.

17/01989/DISCON




Discharge of condition 03 (materials) of planning permission 17/00720/FUL. 
DTE Scaffolding Old Ipswich Road Ardleigh Colchester Essex CO7 7QR

There was no objection.

17/02034/DETAIL

Proposed two no. 3 bedroom detached dwellings. 
Land adjacent Maryland Cottage Turnpike Close Ardleigh Essex CO7 7QW

The council noted this was acceptable detail for a previously approved application in outline.

- 17/02054/OUT [Demolition of Hope Cottage & the two existing garages - and proposal is to build two four bedroom dwellings.](#) 
Hope Cottage Crown Lane South Ardleigh Colchester Essex CO7 7PL
- The Council objected to this application on the basis of being outside the settlement development boundary for Ardleigh.
- 17/02093/TCA [1 No. Holm Oak, 1 No. Viburnum - prune by up to 40%. 1 No. Azalea - fell and replace with smaller specimen. 1 No. Cherry - prune by up to 30%. 1 No. Holm Oak - fell. 4 no. Limes - prune and strip trunks to leave pollarded form. Group 4 - prune and manage trees and shrubs not protected by the TPO by 40%. holly hedge - prune to ground level.](#) 
Little Court Harwich Road Ardleigh Colchester Essex CO7 7LB
- There was no objection.
- 17/02095/TCA [1 multi stemmed Fraxinus Excelsior - Common Ash - fell](#) 
Telephone Exchange Colchester Road Ardleigh Essex
- There was no objection.
- 17/02094/TPO [Group 4 - remove some low hanging and unsafe branches on firs, cedars, pines to the North and East of the group](#) | Little Court Harwich Road Ardleigh Colchester Essex CO7 7LB
- There was no objection.
- Appeals:**
- Dismissed - 17/00061/FUL - Benson Stud Harts Lane Ardleigh CO7 7QE**
This was noted.
- Decided**
The following were noted.
- Approvals:**
- 17/01662/FUL [Removal of flat roof to existing extension and replace with a pitched roof.](#)
Fox Hollow Fox Street Ardleigh Colchester Essex CO7 7PN
- 17/01651/DISCON [Discharge of conditions 03 \(landscaping\) 05 \(National Grid Requirements\) and 11 \(Materials\) of planning permission 16/01608/FUL.](#)
Hillside Cottage John De Bois Hill Ardleigh Colchester Essex CO7 7PH
- 17/01632/FUL [Erection of first floor side extension.](#)
Bakery Cottage 2 Tilsit Place Ardleigh Colchester Essex CO7 7NZ
- 17/01591/DISCON [Discharge of conditions 08 \(construction method statement\) and 09 \(turning facility\) of planning permission 17/00271/OUT](#)
Land opposite The Old Mission Bromley Road Ardleigh Essex CO7 7SE
- 17/01596/FUL [Proposed cart lodge.](#)
Hunters Oak Hunters Chase Ardleigh Colchester Essex CO7 7LN
- 17/01560/FUL [Proposed extension to west side of dwelling, construction of a stairwell from ground floor to first floor and increase to floor size of bedroom one.](#)
Harvesters Waterhouse Lane Ardleigh Colchester Essex CO7 7TE
- 17/01296/LBC [Alterations including; insertion of two small windows to the rear elevation to serve bedroom, insertion of high level rooflight to the rear to serve the stairwell and infilling of timber frame to divide off bedroom and living area.](#)
The Lion Inn The Street Ardleigh Colchester Essex CO7 7LD
- Refusals:**
- The following was noted.
- 17/01702/FUL [Two storey side extension.](#)
The Bungalow Green Lane Ardleigh Colchester Essex CO7 7PE

To Be Decided

by Another Authority	The following was noted.
17/01872/NACON	<u>Installation and operation of 38 CCTV cameras each on a freestanding pole with maximum height of 3.5m.</u> The Old Airfield Langham Lane Langham Essex CO4 5NH
Approval Not Required	The following was noted.
17/01710/COUNOT	<u>Change of use from agricultural building to residential dwellinghouse.</u> Land to rear of Three Elms Harts Lane Ardleigh Essex CO7 7QH
Application Withdrawn	The following was noted.
16/02092/FUL	<u>Proposed erection of four bedroom detached house.</u> Mount View Fox Street Ardleigh Colchester Essex CO7 7PS
17/0222 17/222.1	Churchyard & Cemetery To receive reports and consider any decisions on expenditure. The possibility of a future cemetery site was discussed with Cllr's Halsey and Barrott visiting the proposed site which is owned by Cllr Chase-Gardener. As a result of this initial inspection being favourable both Cllr's Halsey and Barrott sought the consent of the Council to investigate this option further. Council resolved to take this forward and look at the size options and seek land valuations as well as developing an outline plan for what could be achieved with the land.
17/0223 17/223.1	Recreation, Play and Open Spaces & Colchester Road Play Area To receive reports on condition of area and identify any health and safety risks of duty and consider any decisions for expenditure. The Council wished to see the quotes for the works to complete the Colchester Road Play Area for a decision in February.
17/223.2	To consider the proposal for an Ardleigh Dog Area. The Council considered the resident proposal for a fenced area on the Recreation Ground specifically for dogs where they can be exercised off lead. The Council noted that only Position 1 fell within Council grounds and therefore Position 2 was not considered. The Council was not averse to the idea but wanted to know what the conditions attached to the Recreation Ground are and where funding could be found. It was agreed to write back to the resident.
17/0224 17/224.1	Environment and maintenance To receive any reports and consider decisions for expenditure. Blacksmiths Lane was raised as an area that needs clearing. Cllr Talbot agreed to ask for this to be done. The Council had been informed of a particularly overgrown hedge that should be cut back. It was agreed to write to Peak Fruit Ltd as they are responsible for the hedge. It was also noted that there was regular road flooding outside of Systematic on the Old Ipswich Rd and it was agreed to report this to Essex Highways. NOTE it is already registered but is not due for repair yet. The issue of the Ardleigh depot lighting was raised and it was agreed that a letter requesting shielding be sent. Also a request to ASS Aggregates to look at the bright light in their depot was agreed and the bright light that shines towards Lawford from 'The Cabin' on the Harwich Rd (A137) which is owned by Peake Fruit Ltd.

17/0225 **Public Rights of Way**
 17/225.1 **To receive reports and consider any decisions for expenditure.**
 None reported

17/0226 **TDALC**
To receive any report or minutes from latest meetings.
 Cllr Halsey attended the last TDALC meeting and became aware of Community Land Trust raising finance for community projects and thought it might be helpful to the group supporting the re-opening of a sports facility at Ardleigh Hall. It was agreed to see schedule progress on this at the next Parish Council meeting.
 There was also a TDC planning update that confirmed that TDC have identified between 4.9 and 5.1 years housing in the land bank. It was noted that only planning permission granted for detailed applications was included and not outline consents granted.

17/0227 **Review of Financial Regulations**
To conduct the annual review, amend if necessary and adopt the Councils Financial Regulations and decide if they should be published on the Council website
 These were approved.

17/0228 **Social Media Policy**
To consider the proposed council social media policy.
 Cllr Andrews introduced the proposed social media policy which would allow for an Ardleigh Parish Council facebook page. This was approved. It was also agreed that mention be made in the Ardleigh Advertiser requesting photographs of Ardleigh that can be used on the page and also to seek input from Jill Hamblin, Village Archivist for some Ardleigh history to be published.

17/0229 **Parish Council Financial Report**
 17/229.1 **To receive report on Parish Council accounts as at the 30 November 2017 (see attachment).**
 This was noted without comment.

17/229.2 **Accounts for payment for Parish Council and Village Hall –Cheques/Bacs payments to be approved for payment and signed (see Attachment).**

The following were agreed for payment.

Clerk Pay (inc PAYE, pension, NI)	£	608.00
Employer Pension	£	6.08
Clerk Mileage.....	£	72.00
Clerk Expenses		
Stationery	£	34.49
Philip Liverton Ltd hedge cutting.....	£	1440.00
Jill Hamblin, Village Archivist	£	112.80
Affinity Water (water supply to cemetery)	£	21.04
A&J Lighting repairs and service	£	590.46
Harwood Horological = clock repair	£	150.00

17/229.3 **To set the 2018/19 budget for the Parish Council and agree the precept requirement (See attachment).**

It was agreed to look to the Local Services Fund for assistance towards a handyman contract. The final budget would be presented again in January 2018 showing a zero per cent increase in household contribution.

17/0230 **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.

17/0231

Meeting Closure & Date of Next Meeting

Monday 8 January 2018.

Signed by Meeting Chair **on**