



**MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 13 FEBRUARY 2017 AT THE VILLAGE HALL AT 7.30PM**

PRESENT: Cllr Partridge (Meeting Chair),
Cllr's Smith, Fryer, Marshall, Chase-Gardener, Thompson, Halsey, Andrews and Scott-Barrett.
Clerk - Karen Thompson

IN ATTENDANCE: Attending were 4 members of the public.

Chairman's Welcome

The Chairman welcomed everyone to the meeting.

17/019 Apologies for absence

Apologies were received from Cllr's Barrott and Talbot.

17/020 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.

None declared.

17/021 Public participation session with respect to items on the agenda and other matters that are of mutual interest.

The people attending the Public Participation session raised a number of points. The first was a thank you to the Council for writing to owners of land where it was obvious that ditches had not been cleared for some time.

The issue of HGVs travelling noisily through the village was again raised. Residents felt there had been an improvement after local companies were approached but it was back to high levels.

The Anglian Water (AW) application for office accommodation at land to the East of the Reservoir was discussed as there was a fear that AW were modifying the application to have a better chance of achieving planning permission but any build is unacceptable to local residents. The Council agreed to ask Tendring District Council (TDC) to confirm that the application would be decided by full committee and not an individual planning officer.

17/022 Minutes of the last meeting of the Council held on 9 January 2017

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

17/023 Clerk's Report

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

17/024 District and County Councillor Reports

TDC and ECC Councillors were absent.

17/025 Planning

Due to some paperwork not being available some Parish Council decisions were deferred

to a later meeting. These decisions are documented in the minutes 17/038 – 17/043 at the end of this document.

The Council expressed frustration that the TDC planning decisions for new housing outside the village settlement development boundary appeared to be inconsistent. It was decided to seek a meeting with Cllr Neil Stock of TDC on this issue.

17/025.1 To receive an update on the planning application 16/01332/FUL.
Erection of a new office (B1 use) and a replacement 'fishing lodge' with associated access, parking and landscaping.
Land to The East of Clover Way Ardleigh Essex CO7 7PT

It was decided to seek an update from TDC on the status and decision making process of this application.

17/025.2 **To note that the Wick Lane planning application appeal will be held on 14th March.**

This was noted and it was confirmed that local residents will attend and Cllr Tim Barrott will also attend.

Applications

16/02092/FUL **Proposed erection of four bedroom detached house.**
Mount View Fox Street Ardleigh Colchester Essex CO7 7PS

Deferred to 17/040
1 evergreen Oak and Tree of Heaven - prune to clear street light and crown lift to a height of 5.1 metres

16/02100/TCA Junction of Harwich Road and Ardleigh Court Ardleigh Essex CO7 7LA

There was no objection.

Discharge of condition 2 (Materials) of approved planning application 15/00136/DETAIL.
Notcutts Garden Centre Station Road Ardleigh Colchester Essex CO7 7RT

17/00012/DISCON

There was no objection.

T4, T6, T10 - 3 No. Holm Oak - overall sympathetic crown reduction.
Ingrams Piece Ardleigh Essex CO7 7PZ

17/00040/TPO

There was no objection.

Outline application for the erection of two detached dwellings and associated garaging and parking

17/00056/OUT Land at Nobbys Place Crockleford Hill Bromley Road Ardleigh Colchester Essex CO4 3JG

Deferred to 17/040.

Proposed detached dwelling, including retention of mobile home for duration of building work.

17/00061/FUL Benson Stud Harts Lane Ardleigh Colchester Essex CO7 7QE

Deferred to 17/040.

Construction of two detached dwellings and associated parking as amendment to 16/00846/FUL.

17/00081/FUL 37 Wood View Cottage Bromley Road Ardleigh Colchester Essex CO7 7SE

Deferred to 17/040.

17/00115/FUL <https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OKCG5HQB0K000>
Single new dwelling house. | Land adjacent to Hunters Oak Hunters Chase Ardleigh Essex CO7 7LW

Deferred to 17/040.

Appeals: The following planning approvals were noted.

16/00861/OUT <https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O8CM35QB0GS00>
Planning appeal reference APP/P1560/W/16/3163506 comments to be received by 27 February 17

It was decided to resubmit original Council comments to the appeal body.

16/01246/OUT **Construction of single dwelling with garage.**
Appletree Cottage Hunters Chase Ardleigh Colchester Essex CO7 7LN
Planning appeal reference APP/P1560/W/16/3166120 comments to be received by 22 February 17

It was decided to resubmit original Council comments to the appeal body.

Decided Approvals: The following were noted.

- 17/00012/DISCON **Discharge of condition 2 (Materials) of approved planning application 15/00136/DETAIL.**
Notcutts Garden Centre Station Road Ardleigh Colchester Essex CO7 7RT
- 16/02100/TCA **1 evergreen Oak and Tree of Heaven - prune to clear street light and crown lift to a height of 5.1 metres**
Junction of Harwich Road and Ardleigh Court Ardleigh Essex CO7 7LA
Determined that approval not required
- 16/02043/AGRIC **Proposed erection of a barn for the storage of farm machinery.**
Crown Farm Old Ipswich Road Ardleigh Essex CO7 7QR
- 16/01945/HHPNOT Determined that approval not required
Single storey rear extension.
Mount View Fox Street Ardleigh Colchester Essex CO7 7PS
- 16/01962/DISCON **Discharge of condition 6 (vehicular turning facility) and 7 (vehicular access closure) of planning permission 07/01086/FUL.**
Cherrytree Farm Harwich Road Ardleigh Colchester Essex CO7 7LT
- 16/01960/DISCON **Discharge of condition 3 (materials) and 6 (construction method statement) of planning permission 16/00751/FUL.**
Land adjacent Valley Springs Fox Street Ardleigh Essex CO7 7PP
- 16/01858/DISCON **Discharge of Condition 9 (Protected Species) of Planning Permission 16/00362/FUL**
Hull Farm Conifer Centre Spring Valley Lane Ardleigh Colchester Essex CO7 7SA
- 16/01874/DISCON **Discharge of Condition 12 (Fencing of Bullock Wood) and 16 (Reptile Method Statement) of Planning Permission 15/00932/OUT.**
Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE
- 16/01815/FUL **Variation of condition 2 of 16/00846/FUL. To install 3 no. dormer windows on the rear roofs of each property.**
Wood View Cottage Bromley Road Ardleigh Colchester Essex CO7 7SE
- 16/01857/DISCON **Discharge of Conditions 3 (Construction Method Statement), 6 (Fencing/Screen Walls), 9 (Tree Protection) and 11 (Materials) of Planning Permission 16/00846/FUL.**
Wood View Cottage Bromley Road Ardleigh Colchester Essex CO7 7SE

- 16/01769/LUEX [Lawful use of mobile home as a residential caravan-static](#)
Caravan at 18 Coggeshall Road Ardleigh Colchester Essex CO7 7LP
- 16/01764/FUL [Proposed development of small 10 cat, cattery block.](#)
1 Redbury Cottages Colchester Road Ardleigh Colchester Essex CO7 7PQ
- 16/01525/FUL [Erection of 10ft shed to front of property.](#)
Oakland Plains Farm Close Ardleigh Colchester Essex CO7 7QT
- 16/01087/FUL [Proposed change of use to provide a facility for dog training, and erection of an indoor training area with outdoor paddocks and customer parking.](#)
Shadows Pit Nursery Harwich Road Ardleigh Colchester Essex CO7 7LT
- 16/01036/FUL [Erection of 2 No. new workshop buildings and 7 No. office cabins with associated surfacing works to create new depot for the fitting/repairing of hire container units.](#)
Land adjoining Ipswich Road and Wick Lane Ardleigh Essex CO7 7QL

Refusals: The following were noted.

- 16/00726/OUT <https://idox.tendringdc.gov.uk/online-applications/monthlyListResults.do?action=firstPage>
Removal of condition 4 of application 15/00669/OUT - Concerning implementation of adjoining commercial development. | Suite 3 Crown Business Centre Old Ipswich Road Ardleigh Essex CO7 7QR

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

- 17/00018/CMTR [Retrospective application for a change of use to allow importation of inert materials for treatment to produce recycled construction materials.](#)
Crown Quarry Old Ipswich Road Ardleigh Essex CO7 7QR
- 16/01147/CMTR [Variation of Condition 5, to vary wording to read as follows: The free field Rating Level \(LAR\), calculated in accordance with the method provided in BS4142:2014, attributable to the operation of all fixed and mobile plant used at the premises, shall be 5dB below the background sound level LA90, T at any noise sensitivity property. Measurements shall be made at a known distance to the north of the site \(between the facility and the noise-sensitive receptors\) where the sound being generated by the facility is the dominant noise source. The specific sound level from the facility at the receptors will then be determined using an approved calculation methodology and compared to the limit specific above.](#)
Land at Veolia Waste Transfer Station Ardleigh Colchester Essex CO7 7SL

17/026
17/026.1 **Village Hall**
To receive reports and consider any decisions on expenditure.

The village hall insurance was noted.
It was also decided that the Council would look to improve the ground around the hall for parking and safe access. A project plan would be outlined starting with a meeting of councillors to decide what was required and set the scope of the project.

17/026.2 **To note the PRS submission required detailing village hall income for the last full year of accounts. Income does not include donations, bank interest and hiring's for land (cricket pitch) which come to £15,805.75. The resulting license fee is £415.32.**

This was noted.

17/026.3 **Discuss heating the hall during periods of cold weather.**

The problem was discussed and it was decided to bring this back to the next meeting.

17/027 Churchyard and Cemetery
17/027.1 To receive reports and consider any decisions on expenditure.

No decisions were required.

17/027.2 To decide on future Cemetery Fees and Rules & Regulations.

Noting that the Cemetery fees for people connected to Ardleigh but not living in Ardleigh and for those with no strong connection to the village were double and treble the standard fees, it was decided that a new fees list showing an inflation of approximately 2% should be brought to the next Council meeting for approval for a 1st April implementation.

17/028 Recreation, Play and Open Spaces Colchester Road Play Area
17/028.1 To receive reports on condition of area and identify any health and safety risks and consider any decisions for expenditure.

It was decided to commission a repair to the scramble net.

17/028.2 To note that four 'dogs to be on leads' signs were erected, however three are missing.

The Council expressed disappointment that 3 signs had been illegally and intentionally removed and agreed to replace the signs and seek a more secure method of installation. It also decided to include a piece in the Ardleigh Advertiser and village facebook page bringing the theft to residents' attention.

17/028.3 To receive an update on the Colchester Road Play Area.

Cllr Halsey submitted a draft specification for completing the grounds work at the Colchester Road Play Area. It was decided to seek the views of Andy Bruce Ltd to see if the specification met safety standards.

17/029 Environment and maintenance
17/029.1 To receive reports and consider any decisions for expenditure.

The issue of pot holes reporting was raised and it was decided to signpost the Essex pot-hole reporting website to residents.

The HGVs travelling through the village was reported to be at unacceptable levels again. Cllr Chase-Gardener agreed to speak with some of the more frequent companies using HGVs.

17/029.2 To note that some landowners of ditches identified as not running freely have been politely written to.

It was reported that where the council had evidence of ditches in the Ardleigh /Great Bromley area that are not clear then the clerk had written politely to the land owner requesting that the ditches be cleared.

17/030 Public Rights of Way
17/030.1 To receive reports and consider any decisions for expenditure.

Nothing reported.
17/030.2 **To receive an update on Footpath 49.**

Nothing reported.

17/031 Councillors

17/031.1 **To note the EALC training for:**

Clerk Annual Meetings
Cllr Andrews Councillor Workshop

And to approve the bursary application for clerks training in 2017.

The training and bursary application were noted.

17/032 Finance

17/032.1 **To approve the appointment of internal auditor.**

The Council were pleased to appoint Mrs Susan Wooton to the role of internal auditor.

17/032.2 **To note the Annual Returns for charities submitted for the Village Hall and Recreation Ground using year end 31 March 2016 accounts.**

The council noted the Charity Annual Return submissions.

17/032.3 **To approve the tender specification for the Annual Tree Surveys.**

The Council noted the draft tender specification for the annual tree survey and agreed to seek the views of the village tree warden, Mr Jack Fryer, before seeking quotes.

17/033 Parish Council Financial Report

17/033.1 **To receive report on Parish Council accounts as at the 31 January 2017.**

The clerk explained that the change of the Barclays Bank Accounts to a two person approval required a phone call to Barclays to discuss the process of change. The Council decided that a straight change of electronic authorisation to the clerk and a new process of payments made followed by physical bank account reconciliation by a councillor would suffice. It was agreed to implement this new process.

17/033.2 **Accounts for payment –Cheques/Bacs payments to be approved for payment and signed**

Clerk Pay (inc,PAYE, pension, NI) Jan 17	£ 553.84 +£5.54 (Pension)
Clerk Mileage & Postage (Jan).....	£ 52.43
50% new printer cost	£ 25.00
EALC Clerk Training.....	£ 40.00
EALC Cllr Training.....	£ 45.00

It was decided that the full cost of the printer £49.99 should be reimbursed to the clerk. The payments were then approved.

The Council agreed that the agenda should be produced and published by the required date and that a separate sheet detailing required bill payments should be produced as a later attachment. This would alleviate the need to make late amendments to the agenda to catch invoices that are presented but not known by the clerk.

17/034 Village Hall Financial Report

17/034.1 **To receive report on Village Hall accounts as at the 31 January 2017.**

17/034.2 **Accounts for payment –Cheques/Bacs payments to be approved for payment and signed:**

Bookings & Cleaning – January.....	£ 401.10
PRS License.....	£ 415.32
Insurance	£ 2110.08

The payments were approved.

17/035 **TDALC (Tendring District Association of Local Councils)**

To receive any report or minutes from latest meetings.

Cllr Halsey reported that the Association was frustrated by the apparent inconsistent approach to approving planning applications. He also reported that the next meeting would include an address by the Police and Crime Commissioner Roger Hirst. Councillors should let Cllr Halsey know of any matters they would like him to raise.

17/036 **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).

It was suggested that the Annual Assembly be set for a date in May, with the 15th being initially proposed. This was subsequently changed to May 22nd (see 17/042).

17/037 **Meeting Closure & Date of Next Meeting**

The meeting was closed. A requirement to hold a further meeting to deal with the planning applications was set for 21st February 2017. The next Parish Council meeting will be held on Monday 13th March 2017.

Signed by Meeting Chair on

Second part of meeting held on 21st February 2017 at 730pm in the Village Hall

17/038 **Apologies and reasons for absence**

Cllr's Fryer, Smith, Scott-Barrett, Talbot, Partridge and Halsey

17/039 **Declaration of Interests** - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.


None received.

17/040 **Planning**

17/040.1 **Wick Lane planning application appeal hearing on 14th March.**

Cllr Barrott confirmed he would be attending.

Applications

[Proposed erection of four bedroom detached house.](#) 
Mount View Fox Street Ardleigh Colchester Essex CO7 7PS

16/02092/FUL

The Council were sympathetic to the design but did not support the application on the grounds it was outside the village settlement development boundary and that ribbon

development along the roadside was opposed as it has an adverse impact on the countryside.

Outline application for the erection of two detached dwellings and associated garaging and parking

Land at Nobbys Place Crockleford Hill Bromley Road Ardleigh Colchester Essex CO4 3JG

17/00056/OUT

The Council objected to this application as it was at a dangerous point on a road, very close to the planned protected area of 'Salary Brook'. It is outside the village settlement development boundary and has an adverse impact on the countryside.

Proposed detached dwelling, including retention of mobile home for duration of building work.

Benson Stud Harts Lane Ardleigh Colchester Essex CO7 7QE

17/00061/FUL

The Council supported this application as there is already a legitimate mobile home at the site.

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

17/00081/FUL

The Council had no objection to this application.

<https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OKCG5HQB0K000>

Single new dwelling house. | Land adjacent to Hunters Oak Hunters Chase Ardleigh Essex CO7 7LW

17/00115/FUL

The council objected to this application as it is outside the village settlement development boundary, has no public transport links, it is not clear if sewage services are connected, the build would require tree removal and the design is inappropriate and out of keeping .

17/041 HGV Parking Home Farm Lane, Ardleigh

The problems associated with deliveries/loading at Peake Fruit in Home Farm Lane and continuing. The Council agreed to seek a new 'Passing Place' sign for the area opposite the entrance to Peake Fruit to reduce the HGVs parking in the space. The single track road is not suitable for parking and needs the area for passing.

17/042 Date for Annual Assembly

The Chairman cannot make the proposed date for the Parish Assembly so it was decided to set a new date as Monday 22nd May 2017.

17/043 Meeting Closure & Date of Next Meeting

Monday 13th March 2017.

Signed by Meeting Chair on