#### ARDLEIGH PARISH COUNCIL



# MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON 8 MAY 2017 AT THE VILLAGE HALL AT 7.30PM

**PRESENT:** Cllr Barrott (Chair),

Cllr's Smith, Partridge, Fryer, Marshall, Andrews, Talbot, Halsey, Chase-Gardener,

Thompson and Scott-Barrett. Clerk - Karen Thompson

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

Chairman's Welcome

The Chairman welcomed everyone to the meeting.

17/081 Apologies for absence

Essex County Councillor Gugliemli sent apologies.

17/082 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to

items on the agenda.

Cllr Halsey and Marshall declared non pecuniary interests in items to be considered under

planning.

17/083 Election of Chair including the signing of the Declaration of Office

Cllr Tim Barrott was elected to the annual position of Chair of the Parish Council.

17/084 Election of Vice-Chair including the signing of the Declaration of Office

Cllr Lee Partridge was elected to the annual position of Vice-Chair of the Parish Council.

17/085 To Appoint Councillors to Roles and Responsibilities

The following area of responsibility appointments were made:

Play Areas Cllr Talbot
 Recreation Ground and Millennium Green Cllr Talbot

• Churchyard and Cemetery Cllr Chase-Gardener

• Police Liaison Cllr Halsey

TDALC
 Quarry Liaison
 Landfill Site Liaison
 Cllrs Talbot & Scott-Barrett
 Cllrs Thompson & Partridge

17/086 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 including concerns about speeding in the village. It was noted that it may be possible to increase the number of LED flashing speeding signs or even look to have a neighbourhood speed detector programme and trialling this by borrowing a detector from a neighbouring parish to see how effective this could be.

The junction of Morrow Lane/Waterhouse Lane/Back Lane is reported to be dangerous. The white lines are fading, and won't be repainted for some time yet and there are no giveway signs, because according to Highways it doesn't warrant it. This has been raised with Essex County Council (ECC) recently and they promised to inspect the junction. The Council

agreed to chase this.

Frustration about the number of HGVs queuing in Home Farm Lane was raised and a comment made that the lorries coming from the Continent had been used to transport people trying to get into the country illegally leading to police deployment. The road blocking by HGVs has also prevented agricultural vehicle from being able to travel along the road. The congestion along this narrow lane is not getting any better. The Council noted that it would be considering a planning application that could increase the volume of HGV traffic along Home Farm Lane and would be mindful of the public concerns in commenting on the application.

#### 17/087 Minutes of the last meeting of the Council held on 10 April 2017

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

#### 17/088 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 monitor the parking on double yellow lines along the Old Ipswich Road and noted that enforcement is hard to achieve.

#### 17/089 District and County Councillor Reports

Both TDC and ECC Councillors were absent.

The Council was expecting Cllr Stock to attend the meeting and agreed to ask him to attend the next meeting or see a delegation of Councillors separately.

#### 17/090 Planning

. 17/090.1 To n

To note and discuss the appeal to the Secretary of State against TDCs refusal for the planning application for three detached dwellings, 16/00859/OUT, at the site adjacent to Willowell, Spring Valley Lane, Ardleigh. The appeal reference is APP/P1560/W/17/3169519. Representation must be made by 16<sup>th</sup> May.

The Council agreed that the original comments would be resubmitted.

# Update from TDC regarding the Gladman Land potential planning application at Parsons Heath (really Crockleford Heath, off Bromley Road).

It was agreed to invite Gladman Land to a closed meeting with the Council on 22<sup>nd</sup> May. This would precede a closed meeting with Scott Developers who also wanted to meet the Council. The meetings would have notes taken which would be available to the public.

# 17/090.3 Approach by Scott Development regarding development in Ardleigh.

It was agreed to invite Scott Development to a closed meeting with the Council on 22<sup>nd</sup> May. This would follow on from a closed meeting with Gladman Land who also wanted to meet the Council. The meetings would have notes taken which would be available to the public.

#### **Applications**

Erection of 3 detached dwellings.

Land adjacent Fernview Turnpike Close Ardleigh Colchester Essex CO7 7QW The Council recorded no objection to this planning application.

Proposed two storey cartlodge/workshop.

Cypress Cottage Colchester Road Ardleigh Colchester Essex CO7 7NP

17/00639/FUL The Council recorded no objection to this planning application.

17/00641/TCA Remove 4 Holly trees in rear garden

9 Chapel Croft Ardleigh Colchester Essex CO7 7TQ

The Council recorded no objection to this planning application.

Outline planning application for the erection of one 4 bedroom house with detached garage with access.

Land adjacent to Briar Cottage Briar Road Ardleigh Essex CO7 7TA

17/00620/OUT The Council would object to this application on the grounds that it falls outside the village

settlement development boundary, it would take away agricultural land, it would set a precedent for creeping road applications and that others have been refused in that area.

<u>Discharge of conditions 5 (landscape management plan) and 19 (fibre optic broadband details)</u>

of approved planning application 15/01299/OUT.

17/00604/DISCON Notcutts Garden Centre Station Road Ardleigh Colchester Essex CO7 7RT

The Council recorded no objection to this planning application.

Construction of controlled atmosphere store block.

Land South of Railway off Home Farm Lane Ardleigh Essex CO7 7LU

Farm Lane already struggles with too much HGV traffic. This would add further HGV traffic as well as fork-lifts and smaller vehicles transporting produce from one side of the road to Peake Fruit on the other side of the road. Noise would be increased. Fruit produce would come directly from the continent and be a target for illegal immigration. The proximity to the main line railway would mean that any illegal immigrants would make use of the railway

The Council would strongly object to this planning application on the grounds that Home

line which would be highly dangerous.

Discharge of condition 8 (Final code Certificates) of the approved planning application

12/00885/OUT (OUTLINE planning permission Element) . 🔛

17/00560/DISCON 505 Ipswich Road Colchester Essex CO4 4HE

The Council recorded no objection to this planning application.

Proposed single storey rear extension.

17/00523/FUL 36 Gernon Road Ardleigh Colchester Essex CO7 7NU

The Council recorded no objection to this planning application.

**Appeals:** None

**Decided** The following were noted.

Approvals:

17/00550/FUL

Change of use of existing building for the purpose of B1 (a) (Offices), B1 (c) (Light Industry),

17/00364/FUL and B8 (Storage) without the imposition of existing personal consent.

2 Vale View Business Units Crown Lane South Ardleigh Colchester Essex CO7 7PL

17/00372/HRN Removal of 100 metres of hedge at Wick Farm

Fen Cottage Wick Farm Wick Lane Ardleigh Colchester Essex CO7 7RE

**Erection of conservatory to rear of property.** 

17/00324/FUL 2 Badliss Hall Cottages Badliss Hall Lane Ardleigh Colchester Essex CO7 7LX

Proposed one and a half storey extension to rear/south-east corner of dwelling.

17/00290/FUL Whinstones Crown Lane North Ardleigh Colchester Essex CO7 7RA

17/00271/OUT Erection of four detached dwellings an associated garaging and parking.

Land opposite The Old Mission Bromley Road Ardleigh Essex CO7 7SE

Proposed internal alterations to the ground floor, including the removal and erection of stud

17/00256/LBC Walls

The Mill Station Road Ardleigh Colchester Essex CO7 7RS

17/00250/FUL Proposed single storey rear extension.

APC Minutes 08/05/17 Chair Initials ...... Page **3** of **6** 

Hatch Barn Bromley Road Ardleigh Colchester Essex CO7 7SF

Erection of tractor shed for machinery and agricultural materials and supplies.

17/00234/FUL Land adjacent to The Vineyard Crown Lane North Ardleigh Essex CO7 7RB

Change of use of former poultry farm to storage of vehicles and equipment, associated repair

and maintenance. (B1, B2 and B4 uses retrospective).

16/01026/FUL Newbridge Farm Fox Street Ardleigh Colchester Essex CO7 7PN

15/01235/DISCON Discharge of conditions 9 (landscaping), 10 (landscape management plan) and 21 (details of

management company) of outline planning permission approved under 12/00885/OUT.

Site of Former Betts Factory 505 Ipswich Road Colchester Essex CO4 4HE

**Refusals:** The following were noted.

Construction of a detached three bedroom bungalow with associated landscaping, vehicular

access, and hardstanding.

17/00287/FUL Land adjacent The Gables Chapel Lane Ardleigh Essex CO7 7BJ

17/00061/FUL Proposed detached dwelling, including retention of mobile home for duration of building work.

Benson Stud Harts Lane Ardleigh Colchester Essex CO7 7QE

Withdrawn:

17/00332/LUEX Use of land for the repair and supply of garden machinery and associated products.

2 Vale View Business Units Crown Lane South Ardleigh Colchester Essex CO7 7PL

To Be Decided by Another Authority

17/00524/CMTR Ground water monitoring.

Wick Farm Wick Lane Ardleigh Colchester Essex CO7 7RE

17/091 Churchyard & Cemetery

17/091.1 To receive reports and consider any decisions on expenditure.

None requested.

**Headstone Applications:** 

A headstone application for Melbourne was approved.

17/092 Recreation, Play and Open spaces Colchester Road play area

17/092.1 To receive reports on condition of area and identify any health and safety risks and

consider any decisions for expenditure.

The inspection report was submitted and it was agreed to remind Andy Bruce about the

scramble net and nest swing repairs required.

It was noted that the £27,113 of TDC Section 106 monies has been applied for.

17/092.2 To receive the annual play area inspection reports conducted on behalf of TDC and to

decide any resulting improvements.

It was decided to ask Andy Bruce to repair the moderate risks identified in the two play area

inspection reports for the Recreation Ground and Millennium Green.

17/093 Environment and maintenance

17/093.1 To receive reports and consider any decisions for expenditure.

The Council agreed to report the leaning road sign which is visible as you approach

Thorogoods on the A137 towards Colchester. Also loose kerbstones outside the church and

Forge Court would be reported.

The Council noted that the saplings planted around the Ardleigh ECC depot had been

uprooted but a good Samaritan had replanted them.

APC Minutes 08/05/17 Chair Initials ...... Page **4** of **6** 

# 17/093.2 To receive the annual tree survey and decide on any resulting actions required.

It was decided to seek bids for the urgent tree work identified in the annual tree survey. Cllr Barrott agreed to speak to the Church about the work that should take place in the churchyard.

# 17/093.3 To consider any actions regarding the Ardleigh Depot (Salt Dome) lighting.

It was agreed a letter would be drafted for Cllr Barrott regarding the potentially hazardous bright lighting around the Salt Dome Ardleigh Depot.

### 17/094 Public Rights of Way

# 17/094.1 To receive reports and consider any decisions for expenditure.

The issue of Footpath 49 is still not yet resolved. The Council agreed speak to ECC Councillor Gugliemli.

### 17/095 Annual Parish Assembly

### 17/095.1 To plan the agenda for the Parish Assembly to be held on 22<sup>nd</sup> May 2017.

It was agreed to provide coffees/teas and biscuits at the Annual Assembly. The agenda would include the presentation of the year end accounts. Cllr Chase-Gardener and Cllr Scott-Barrett agreed to check the Council and Village Hall accounts as the internal audit report was not yet available.

### 17/096 Tendring District Association of Local Councils

No TDALC meeting had taken place since the last Parish Council meeting.

### 17/097 Finance

# 17/097.1 To note the annual increase in Spine Point 26 Clerks pay rate of £0.12 per hour, taking the

rate to £12.16.

This was noted.

#### 17/098 Parish Council Financial Report

#### 17/098.1 To receive report on Parish Council accounts as at the 30 April 2017.

This was accepted.

# 17/098.2 Accounts for payment – Cheques/Bacs payments to be approved for payment and signed.

The following were approved for payment.

Clerk Pay (inc PAYE, pension, NI) Apr 17 hrs	£	510.72
Employer Pension	£	5.11
Clerk Mileage	£	57.15
Clerk Expenses (postage & Stationery)	£	44.62
JF Tree Specialist	£	2,292.00
EALC Councillor Training Day 1 (x2)	£	155.00
EALC Councillor Training Day 2 (x2)	£	160.00
Eon Street lighting	£	93.95

## 17/099 Village Hall

### 17/099.1 To receive reports and consider any decisions on expenditure.

It was agreed that Cllr Talbot would work with Pre-school to encourage the contractor to complete the Pre-school funded outside works.

It was also agreed to replace the broken water heater.

### 17/099.2 To plan the next stage for considering outside grounds work.

Cllr Halsey agreed to reproduce the specification.

17/0100 17/100.1	Village Hall Financial Report  To receive financial report on Village Hall accounts as at the 30 <sup>th</sup> April 2017.  The report was accepted.		
17/100.2	Accounts for payment –Cheques/Bacs payments to be approved for payment and signo	ed.	
	The following list was approved for payment.		
	Bookings & Cleaning – April £ 401.10		
17/0101	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 no	ot	
	specified in the Agenda (Longfield Parish Council v Wright (1918) 88 LJ Ch 119).		
	None reported.		
17/0102	Meeting Closure & Date of Next Meeting		
	Monday 12 <sup>th</sup> June 2017.		
	Signed by Meeting Chair on on		