



**MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD ON 9 OCTOBER 2017 AT THE VILLAGE HALL AT 7.30PM**

**PRESENT:** Cllr Barrott (Chair),  
Cllr's Thompson, Scott-Barrett, Chase-Gardener, Partridge, Marshall, Andrews, Talbot and Halsey.  
Clerk - Karen Thompson

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

**Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

**17/0177 Apologies for absence**  
Cllr's Fryer and Smith sent apologies.

**17/0178 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.**  
None declared.

**17/0179 Public participation session with respect to items on the agenda and other matters that are of mutual interest.**  
A representation was made regarding a planning application which due to its novel design and build concepts will fall under Paragraph 55 of the National Planning Policy Framework (NPPF). This offers an exemption from planning constraints for individual houses that meet specific criteria, and should also be architecturally outstanding. The Council was very interested in the proposed build design which would result in a net zero energy consumption dwelling but as it falls outside the village settlement development boundary the Parish Council would object on the grounds of further dwellings not being encouraged in the countryside. There are very few applications made under Paragraph 55 but the notable one in Tendring in recent years is the Grayson Perry House in Wrabness. Reassuringly, the Ardleigh application is not as distinctive as the Wrabness house.

It was said that a consultation on the future of the mobile Library service is running until the first week in November. It was requested that all people be encouraged to complete the questionnaire.

The difficulty of large vehicles travelling on weight restricted roads including Wick Lane was raised again and the Council has an application in to amend the routes that large vehicles could travel but it will take time to process through Essex Highways.

It was reported that the Wick Lane large vehicle problem was part of the discussion with Tendring Council when considering an application to have a new business access land from the Wick Lane side of the corner plot on the Old Ipswich Road. The Council is hopeful that the planning application will return to a position where access to the site would be from the Old Ipswich Road.

**17/0180 Minutes of the last meeting of the Council held on 11<sup>th</sup> September 2017**  
The Council agreed the draft minutes of the meeting were a true and accurate account of the proceedings.

17/0181

**Clerk's Report**

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

The Order that establishes the weight restrictions on rural roads was discussed as the status of Wick Lane may be misunderstood. It was decided to raise this with Essex Highways via ECC Cllr Gugliemli.

17/0182

**District and County Councillor Reports**

Cllr Stock and Cllr Gugliemli were absent and the Clerk had circulated the Essex County report after the meeting.

17/0183

**Planning**

It was decided that a letter should be sent to TDC regarding the decision making process in respect of planning application 17/00550/FUL refrigeration unit at Peake Fruit.

**Applications**

[Change of use of first floor from commercial to residential.](#) 

The Lion Inn The Street Ardleigh Colchester Essex CO7 7LD

17/01295/FUL

The council had no objection to this application.

[Change of use of first floor from commercial to residential.](#) 

The Lion Inn The Street Ardleigh Colchester Essex CO7 7LD

17/01296/LBC


The council had no objection to this application.

[Erection of four detached dwellings and associated garaging and parking.](#) 

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

17/01426/DETAIL


This application has already been approved in outline this application is the detail. The council had no objection to this application.

[Proposed orangery to replace existing conservatory, first floor extension, part conversion of existing garage to form self-contained living accommodation ancillary to the use of the existing dwelling and a pool/gym room with associated alterations.](#) 

Pycott Malting Farm Lane Ardleigh Colchester Essex CO7 7QG

17/01430/FUL


The council had no objection to this application but added that a requirement to keep the annex as ancillary to the main dwelling be requested..

[Reserved matters application for the erection of up to 120 dwellings including hard and soft landscaping, public open space, play areas, vehicle parking and supporting site infrastructure and site access.](#) 

Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE

17/01477/DETAIL

The council had no objection to this application.

[Proposed dwelling, relocation of existing access, new landscape planting, part re-grading of existing lake edges, associated access drive and other works, provision of 2no. solar arrays.](#) 

Land Adj Whinstones Crown Lane North Ardleigh Colchester Essex CO7 7RA

17/01489/FUL

The Council was interested in this application and supported the concept of a zero energy house however, a local resident did ask the Council to 'call-in' the application. The Council agreed that because of the novel and contentious nature of this application it should be called-in and agreed to write to Cllr N Stock requesting this. The Council also agreed that it would lodge an objection to the application on the grounds it was outside the settlement development boundary.

[Discharge of conditions 5 \(Construction Method Statement\), 6 \(Construction and Environment Management Plan\), 8 \(Wheel Cleaning facility details\), 11 \(Parking Strategy\), 13 \(Landscape Work Details\), 14 \(Details of Earthworks\), 18 \(Surface Water Drainage Details\) and 20 \(Maintenance Plan\) of approved planning application 15/00932/OUT.](#)

17/01538/DISCON

505 Ipswich Road Colchester Essex CO4 4HE

The council had no objection to this application.

[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.](#)

17/01560/FUL

Harvesters Waterhouse Lane Ardleigh Colchester Essex CO7 7TE

The council had no objection to this application.

[1 No. conifer - leaning dangerously - fell](#)

17/01587/TCA

Ardleigh Court Ardleigh Essex CO7 7LA

The council had no objection to this application.

[Proposed cart lodge.](#)

17/01596/FUL

Hunters Oak Hunters Chase Ardleigh Colchester Essex CO7 7LN

The council had no objection to this application.

[Erection of first floor side extension.](#)

17/01632/FUL

Bakery Cottage 2 Tilsit Place Ardleigh Colchester Essex CO7 7NZ

The council had no objection to this application.

[Removal of flat roof to existing extension and replace with a pitched roof. New double doors to garden. Alterations to windows. Minor internal alterations.](#)

17/01662/FUL

Fox Hollow Fox Street Ardleigh Colchester Essex CO7 7PN

The council had no objection to this application.

**Appeals:**

Dismissed

It was noted that the appeal regarding 17/00171/FUL Threshers, Colchester Road had been dismissed.

**Decided Approvals:**

The following were noted.

[Erection of three detached dwellings and associated garaging.](#)

17/00518/DETAIL

Land at 19 Harwich Road Ardleigh Colchester Essex CO7 7LT

**Proposed infill side extension.**

17/00998/FUL Morrow House Morrow Lane Ardleigh Colchester Essex CO7 7NG

**Proposed removal of existing glasshouses and erection of new barn (for storage of equipment required to manage the holding) and glasshouse (used for the propagation of vines and for shrubs and trees).**

17/01147/FUL 18 Coggeshall Road Ardleigh Colchester Essex CO7 7LP

**Construction of detached garage.**

17/01218/FUL Morrowood Cottage Morrow Lane Ardleigh Colchester Essex CO7 7NG

**Change of use of land from agricultural to residential to support a new driveway to dwelling.**

17/01293/FUL Vincas Barn Frating Road Ardleigh Colchester Essex CO7 7SU

**Use of mobile home as a permanent dwelling.**

17/01379/LUEX Caravan at 18 Coggeshall Road Ardleigh Colchester Essex CO7 7LP

**Installation of galvanised duct and extraction system.**

17/00679/FUL Ardleigh Fish and Chip Shop Colchester Road Ardleigh Colchester Essex CO7 7NP

**Installation of galvanised duct and extraction system.**

17/00680/LBC Ardleigh Fish and Chip Shop Colchester Road Ardleigh Colchester Essex CO7 7NP

**Refusals:** There were no refusals.

**Withdrawn:** None.

**To Be Decided by Another Authority** The following was noted.

**Details pursuant to Condition 45 - Interim Restoration Scheme: of planning application ESS/57/04/TEN (Winning & Working of minerals, removal of surplus soils & erection of a low profile processing plant concrete batching plant & ancillary buildings (inc a workshop). Interim restoration to lakes & subsequent construct of a public water storage).**

17/01464/CMTR Crown Quarry Old Ipswich Road Ardleigh Essex CO7 7QR

**17/0184 Churchyard & Cemetery**

**17/184.1 To receive reports and consider any decisions on expenditure.**

It was suggested that a piece of land behind Slough Lane might be suitable as a cemetery extension. The Council agreed to visit the possible site.

**17/184.2 To consider improving the cemetery road side fence and gates.**

It was agreed to draft a specification for this with a view to advertising a contract for the work and to look for possible funding sources.

**17/0185 Recreation, Play and Open Spaces & Colchester Road Play Area**

**17/185.1 To receive reports on condition of area and identify any health and safety risks and consider any decisions for expenditure.**

It was reported that the aerial cable, teen shelter and two benches had been installed on the Millennium Green.

The Under 12s fitness equipment had been installed on the Recreation Ground and a bench had also been ordered and would be installed shortly.

There are plans to improve the matting around the Millennium Green pond and also the beacon and signage.

It was reported that Trustee insurance would need to be re-instated including Trustee indemnification and it was thought that this might be combined with the Recreation Ground. The Clerk would investigate.

**17/0186 Environment and maintenance**

**17/186.1 To receive any reports and consider decisions for expenditure.**

It was agreed to report pot-holes that have appeared under the A12 bridge on the Old Ipswich Road and on Slough Lane.

**17/186.2 To consider the bids for removing the pavement vegetation.**

It was decided to write to all the bidders asking for a further quote to extend the clearance to John De Bois Hill (Lodge Lane) and to confirm that disposal of soil was included.

**17/186.3 To consider action to encourage land owners to cut hedging.**

It was decided that a letter should be sent to land owners requesting hedge cutting.

**17/186.4 To note the information provided by UK Power Networks for local communities.**

This was noted.

**17/186.5 To Consider Rural Services Network Questions below:**

**Would one of the Parish/Town Councillors be prepared to serve on our Rural Parish Sounding Board - it involves receiving short online questionnaires to complete every 4 months (if your Parish are already doing this through one of their current Councillors, many thanks - there are currently 400 parishes doing this and we wish to raise that to 1000).**

Cllr Andrews agreed to this.

**Do any of your Councillors run a rural business of some form? If so would they be prepared to participate in a rural small business sounding board (again a short e questionnaire every 4 months). If so can we please have that Councillor's email address?**

Cllr's Marshall and Chase-Gardener agreed to this.

**17/186.6 To consider applying for partial funding from Essex Local Services Fund for a handyman contract.**

It was agreed to draw up a funding request by drafting a works contract for approval.

**17/0187 Public Rights of Way**

**17/187.1 To receive reports and consider any decisions for expenditure.**

None received.

**17/187.2 To consider any actions required re the weight restriction on Wick Lane.**

The Council had seen police correspondence stating that there was no Weight Restriction ‘Order’ in place on Wick Lane. It was agreed to write to ECC stating that this was incorrect and the error rectified.

**17/187.3 To consider progress on the amending of the weight restriction area and decide if further action should be undertaken.**

Cllr Halsey confirmed that progress through the Local Highways Panel would take time.

**17/0188 Audit**

**To note the formal comments raised by the external auditor PKF Littlejohns**

Comments regarding the reported precept including an element of grant and asset value recording was noted.

**17/0189 Data Protection Legislation**

**To note the changes to the Data Protection known as GDPR and to consider the implications for Ardleigh Parish Council.**

The GDPR information note had been noted by the Council and the need for a personal data audit agreed.

**17/0190 TDALC**

**To receive any report or minutes from latest meetings.**

Ardleigh were unable to send a representative to the TDALC meeting. Any received minutes would be circulated.

**17/0191 Parish Council Financial Report**

**17/191.1 To receive report on Parish Council accounts as at the 31 September 2017.**

The financial statement was received with no concerns raised. It was agreed to circulate excess amounts in the current account to the savings account.

**17/191.2 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)	£ 608.00
Employer Pension .....	£ 6.08
Clerk Mileage.....	£ 20.70
Clerk Expenses	
Postage	£ 2.73
Ink & Paper	£ 54.98
RCCE event	£ 15.00
Watering Services.....	£ 265.40
PKF Littlejohns .....	£ 360.00
EON Street Lighting	£ 105.04
Fresh Air Fitness U12s Fitness Equipment .....	£ 5,301.24
Chair Allowance .....	£ 100.00
Essex Air Ambulance S137 Donation.....	£ 400.00

**17/0192 Village Hall**

**17/192.1 To receive reports and consider any decisions on expenditure.**  
None received.

**17/0193 Village Hall Financial Report**

**17/193.1 To receive financial report on Village Hall accounts as at the 30<sup>th</sup> September 2017.**  
The report was accepted.

**17/193.2 Accounts for payment –Cheques/Bank payments to be approved for payment and signed.**

The following list was approved for payment.

Bookings & Cleaning .....	£ 401.10
Chubb .....	£ 72.78
Chubb .....	£ 293.16

**17/0194 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.

**17/0195 Meeting Closure & Date of Next Meeting**

Monday 13 November 2017.

**Signed by Meeting Chair ..... on .....**