

Minutes of the Greenstead Green and Halstead Rural Parish Council meeting held on Wednesday 13th March 2019 at Greenstead Green Village Hall at 7.30pm. These are draft minutes and yet to be agreed by the Parish Council.

Present.

Cllr. Thelma Ardley.

Cllr. Chris Butler

Cllr. Bill Dixey.

Cllr. Paul Foster. Chairman.

Cllr. Derek Mason. Vice-Chairman.

Cllr. Pat Wickes.

Amanda Degnan – Clerk to the Parish Council.

County Cllr. Jo. Beavis. (Left at 8.25pm)

Together with 1 member of the public.

20/19 Apologies for absence. Cllr. Derek Hambling, District Cllr. John O'Reilly-Cicconi.
District Cllr. Peter Schwier

21/19 Declarations of interest. To declare any pecuniary or non-pecuniary interests in accordance with the Code of Conduct. None declared

22/19 (a) To approve the minutes of the previous meeting. These were duly approved.

(b) Matters arising from the minutes of the previous meeting. Hall repairs - Cllr. Butler provided an update on the ongoing negotiations regarding repairs to the hall. Stisted Community Bus - no posters received from Stisted PC as yet, Clerk to chase. The Chairman provided an update on recent planning applications. It was noted that the planning application by Gladman Developments for 218 dwellings at Bournebridge Hill is out for Public Consultation.

23/19 Public comment. A resident had visited the Parish Council website. They had liked what was there but wondered if any more could be added to the site. They would particularly like to see a contacts page. Cllr. Mason was open to ideas but it was a question of who was going to do the work. It was agreed the Clerk would contact the Hall Booking Clerk for group contact information.

24/19 District Councillor's report. In the absence of the District Councillors there were no reports.

25/19 County Councillor's report. County Cllr. Jo Beavis provided an update on events in the County. She had attended the Extraordinary Meeting at County Hall regarding Library Closures and provided an update. Housing – she has received a lot of complaints regarding the mud on the roads around the Oak Road development (Oakhill). Cllr. Ardley spoke about

the lorries from the development going through White Ash Green. County Cllr. Beavis is aware of this. Cluster meeting to be held on 21st March 2019, venue to be confirmed. The police community officer would be in attendance. The Summer Cluster meeting may focus on local government Devolution.

Highways- the Top 20 potholes scheme has been completed which included the top of Oak Road. County Cllr. Kevin Bentley the new Cabinet member for Highways is piloting the devolution of highways funding down to the Parishes. Earls Colne PC is involved in the pilot. Cllr Beavis provided an update on other Highway matters including the roundels for Greenstead Green which are going through validation. The proposed gateways will also be looked at by the Highway Panel for validation. Highways gangs and the Highway Rangers are available to do small jobs at a cheaper rate to the County Council so it is hoped they can be called upon to undertake more work in the future.

Fingerposts- the Clerk had sent Cllr. Hambling's report on this to County Cllr. Beavis. She will visit the sites with Jasmine Wiles, Assistant Highway Liaison Officer and update the Councillors.

Green Lanes – Ringway Jacobs have been asked to look at these as part of their contract with Highways. County Cllr Bentley has identified funding for footpath repairs; County Cllr. Beavis will write to the Clerks in her division for the top footpaths in need of repair in their parishes.

A local resident had spoken to County Cllr. Beavis about the continued flooding in the area. Cllr. Beavis will speak to District Cllr. John O'Reilly-Ciccione who was dealing with this for an update and report back.

Cllr. Dixey asked about the Sudbury Road and Halstead Town Council's request for a roundabout to be installed due to the number of new residential developments in the area. Cllr Dixey said he understood Highways have informed Braintree District Council (BDC) there will be no work taking place on this. County Cllr. Beavis will look into this and report back to the Clerk. There was then a general discussion on the developments taking place in the area and the lack of infrastructure to support them.

Cllr. Wickes noted that the bridge between Burtons Green and Greenstead Green which she had reported to Highways as damaged had been repaired within 24 hours of her contacting them. County Cllr. Beavis thanked the Council for their time and left the meeting.

26/19 To agree the accounts for payment. These were duly approved.

27/19 Planning and Braintree District Council Planning applications.

APPLICATION NO :19/00184/VAR DESCRIPTION: Application for variation of Condition 3 of approved application 13/00923/FUL - to allow use as a permanent dwelling. LOCATION: The Coach House, Russells Road, Greenstead Green Essex CO9 1SR. **Response:** Greenstead Green and Halstead Rural Parish Council object to this application on the following grounds:

1. There is no evidence provided by the applicant that planning permission 13/00923/FUL was ever implemented. Was the building ever let for holiday accommodation between 16 December 2013 and 29 June 2014 when the applicant moved in to the property?
2. There is no evidence that the applicant has tried to let the property for holiday accommodation in the past 12 months.
3. Policy LPP9 of the Publication Draft Local Plan June 2017 continues to require the occupation of tourist accommodation to be restricted via condition or legal agreement to ensure a tourist use solely and not permanent residential occupation. Condition 3 therefore continues to be relevant and should not be removed.
4. The applicant's evidence of appeal decisions in Babergh District carries very little weight as the merits of each site are specific and no conclusions can be drawn about character and assessment not being affected by the removal of this condition.

The PC is disappointed that BDC has failed to take effective enforcement action against a long running breach of condition 3 of permission 13/00923/FUL by the applicant, despite the PC and the local BDC member bringing it to the attention of the Council's enforcement team on several occasions. There is little point in adding a condition of this sort unless it is effectively monitored and enforced, particularly as it remains an up to date policy in the emerging Local Plan.

APPLICATION NO :19/00348/HH DESCRIPTION: Erection of side extension, porch extension, wood-burner flue installation and side facing gable attic window. LOCATION: Stanstead Hall Cottage, Stanstead Hall Road, Greenstead Green Essex CO9 1QL **Response:** 'No objection'.

APPLICATION NO: 19/00350/PLD DESCRIPTION: Application for a Lawful Development Certificate for a Proposed Use or Development - Construction of single storey extension and roof dormers LOCATION: Stanstead Hall Cottage, Stanstead Hall Road, Greenstead Green Essex CO9 1QL. **For information only.**

APPLICATION NO: 19/00390/HH DESCRIPTION: Replace existing outbuilding with permanent annex building for use by senior relatives. LOCATION: Grange Farm, Russells Road, Greenstead Green Essex CO9 1SR **Response:** 'No objection'.

The following Planning applications were discussed at the Chairman's discretion.

APPLICATION NO: 19/00361/ADV DESCRIPTION: 11 Signs comprising of 1 x Totem Sign; 1 x Main Sign; 2 x Visitor Parking Sign; 1 x Fascia Sign; 1 x Swing Sign; 3 x Secondary Sign; 2 x Show Homes Plaque and 12 Flags. LOCATION: Land South of Oak Road. Halstead. Essex. **Response:** Greenstead Green and Halstead Rural Parish Council made the following comments: 'We have no objection to the signs but we do object to the number of flags as we feel they will have an adverse visual impact on the surrounding landscape and roads.'

APPLICATION NO:19/00471/HH DESCRIPTION: Proposed erection of conservatory and internal alterations. LOCATION: Catnap, Plaistow Green Road, Greenstead Green Essex CO9 1QA. Response: 'No objection'.

APPLICATION NO: 19/00424/COUPA DESCRIPTION: Notification for prior approval for a proposed change of use of two agricultural barns to three dwellings. LOCATION: Russells Farm, Russells Road, Greenstead Green Essex CO9 1SW. **For information only.**

28/19 (a) To receive a verbal report on the condition of trees on Parish Council land. Cllr. Dixey. Cllr. Dixey had visited the areas on the list he had been given by the Clerk. The only trees he was concerned about were the Oaks on the Greenstead Green triangle. He felt they needed to be looked at by a Tree Surgeon as some of the branches appeared to be dead.

(b) To agree to obtain a quote/report from a Tree surgeon. Motion: To approach a Tree Surgeon to look at the two Oaks on The Green and provide a quote for work to be done. Agreed.

29/19 To discuss a report on Fingerposts produced by Cllr. Hambling and to decide on what to do next. This was discussed during County Cllr. Beavis's report. Cllr. Hambling was thanked for his work on this.

30/19 Update on Playing Field. Cllr. Mason Cllr. Mason reported that he was in the process of applying for funding for the safety mats from the Big Lotto Fund. He was in the process of ordering the new bench from Envirobuild.

Defibrillator: Cllr. Mason had sent the invoice on to the Clerk but she had not received it. He will send it again. The Defibrillator will be ordered from the Defibrillator Shop at a cost of £1570 plus VAT for a Solve3 fully automatic Defibrillator with case. The electric connection will cost £600. Training will cost £400 and is a requirement of the grant.

31/19 To receive reports from outside bodies, training courses, Village Representatives, Parish Council Committees and Advisory Groups. Cllr. Wickes reported that there was no notice of when the next Earls Colne Airfield Liaison Group meeting will take place.

32/19 To note any items of correspondence. The Clerk noted items regarding the upcoming Election on May 2nd, an email from the Police regarding their attendance at forthcoming Cluster meetings and their own Local community meeting on 15th May, and the need to bring ID to the Polling Station. RoSPA will be inspecting the Playing Field Equipment in May.

33/19 Future agenda items. None. The Chairman reminded Councillors to put in their nomination forms for the Elections.

34/19 To exclude the press and public. Public Bodies (Admission to Meetings) Act 1960 'That the public be excluded from the meeting during consideration of Agenda Item 35/19 on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business subject to the public bodies admission to meetings Act 1960 Section 1 Sub-section 2. Resolution to exclude members of the press and public

35/19 MDLandscapes. To discuss payment terms. It was agreed to pay MDLandscapes £200 per month for the grasscutting rather than when the bill arrives and to pay any short fall at the end of the year. Clerk to ensure any credit is carried over to the next season and that statements are issued so that the Parish Council can reclaim the VAT.

The meeting ended at 21.30.

Signed.....

Chairman – Greenstead Green and Halstead Rural Parish Council.

Date.....

Amanda Degan – Clerk to the Parish Council. 8 Nuns Meadow, Gosfield. 01787 274992.
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