

**Minutes of the Greenstead Green and Halstead Rural Parish Council held on Wednesday 27<sup>th</sup> July 2022 at Greenstead Green Village Hall at 7.15pm** These are draft minutes and yet to be agreed by the Parish Council.

**Present.**

Cllr. Bill Dixey.

Cllr. Paul Foster. Chairman.

Cllr. Derek Hambling

Cllr. Ian Pleasance.

Cllr. Pat Wickes.

Amanda Degnan – Clerk to the Parish Council.

8 members of the public.

**62/22 Apologies for absence.** Apologies were received and noted from Cllr. Derek Mason – family commitments, District Cllr. Peter Schwier- Attending a Performance Management Board meeting at Braintree District Council (BDC), County Cllr. Chris Siddall – holiday.

**63/22 Declarations of interest. To declare any pecuniary or non-pecuniary interests in accordance with the Code of Conduct.** There were no declarations of interests.

**64/22 Item 1: To approve the minutes of the AGM held in May.** Proposed Cllr. Foster, Seconded Cllr. Dixey. Approved. **Item 2: To approve the minutes of the May ordinary meeting.** Proposed Cllr. Foster, Seconded Cllr. Hambling. Approved. **Item 3: Matters arising from the minutes of the previous meetings.** There were no matters arising from the previous meetings.

**65/22 Public comment.** 1) A representative of Greenwatch reported attending a thank you event at Essex Fire Headquarters for Speedwatch volunteers where plaques were presented to the various groups. He presented Greenwatch's plaque to the Parish Council for display in the Village Hall. 2) A resident asked about planting taking place by Brookes Nature Reserve. Cllr. Hambling explained that a new landowner was behind the scheme. The land in question is in Stisted and Stisted Parish Council and BDC are investigating. 3) Cllr. Hambling also reported that the rubbish on 'Land opposite Brooks Farm' had finally been removed and the land reinstated to its former state. 4) A resident asked about the recent entrance that had appeared by Greensted Hall. There had been approval for new barns on the site but nothing about access. **Action:** Clerk to report to BDC Planning Enforcement.

5) The applicants of planning application ref 22/01511 (land at Russells Road) asked the reasons why the PC had raised an objection. It was explained that it was a green field site and outside of the development boundaries and with the recently passed Local Plan there was no justification for the development. It was added that this was

the Parish Council's recommendation and that BDC Planning Committee will make the final decision.

**66/22 County Councillor's report.** There was no report due to the absence of the County Councillor.

**67/22 District Councillor's report.** There was no report due to the absence of the District Councillor.

**68/22 Finance: Item 1: To agree to continue membership of RCCE at £52.80 (same as last year).** Proposed Cllr. Foster, Seconded Cllr. Hambling. All agreed.  
**Item 2: To agree the accounts for payment.** Proposed Cllr. Pleasance, Seconded Cllr. Hambling. The accounts for payment were duly approved:

BACS/Cheque no	Payee	Amount	Reason
BACs	Kempz Kottage	£65.00	Buffet APM pd 27/5/22
SO	Mrs A Degnan	£333.34	June salary pd 15/6/22
BACs	RoSPA	£96.60	Playground inspection pd 1/7/22
BACs	MD Landscapes	£1,241.40	Grasscutting
BACs	DM Payroll	£60.00	Payroll invoice
BACs	RCCE	£52.80	membership
BACs	Village Hall	£16.00	27/7/22 meeting
SO	Mrs A Degnan	£333.34	July Salary pd 15/7/22
BACs	Mrs A Degnan	£49.43	Expenses
	<b>Total payments for July 2022</b>	<b>£2,247.91</b>	

**69/22 Planning and Braintree District Council Planning applications. Item 1: Planning Applications.** Two planning applications had been received after the agenda had been issued and so with the Chairman's discretion these had been added to the agenda.

APPLICATION NO :22/01736/HH DESCRIPTION: Single storey front extension, porch canopy and roof alterations LOCATION: The Brambles, Church Road, Greenstead Green. The Parish Council raised 'No Objection' to this application. Proposed Cllr. Foster, Seconded Cllr. Pleasance. Agreed.

APPLICATION NO: 22/01903/HH & 22/01904/LBC DESCRIPTION: Erection of single-storey rear extension. LOCATION: The Old Vicarage, Church Road, Greenstead Green. The Parish Council raised 'No Objection' to this application. Proposed Cllr. Hambling, Seconded Cllr. Pleasance. Agreed.

**Item 2: Notification of Planning Appeal - Land Off, Bournebridge Hill. To consider registering as a Rule 6 Party and joining with Halstead Town Council to present evidence at the enquiry.** The Chairman, Cllr. Foster explained that the parish council had consistently objected to this development. It had been refused by BDC Planning Committee earlier this year. The developer, Gladman, had appealed to the Planning Inspectorate against this refusal. The inquiry is due to be heard in

October 2022. District Cllr. Jo Beavis had circulated a statement of case against the development and will be speaking at the inquiry. Registering as a 'Rule of 6 party' would allow the parish council to speak, cross examine and be cross examined during the inquiry but it would also require them to appear at all six (6) days of the inquiry. Instead, Cllr. Foster had drafted a further representation which had been circulated to parish councillors prior to the meeting. They had agreed that this should be sent to the Planning Inspectorate. The representation states that the parish council wish to have the opportunity to attend one of the days of the inquiry and make a Statement. The Clerk confirmed the further representation had been sent to the Planning Inspectorate.

**Item 3: Planning enforcement: The Bungalow Burtons Green Nursery Burtons Green Greenstead Green.** The clerk raised concerns about a breach of planning control at this site with Planning Enforcement at BDC. Officers visited the site where a large building was under construction without permission. The owner was informed that planning permission was required, and work had now ceased pending an application.

**Gulls Meadow, Stisted.** Glamping site. This was referred to Planning Enforcement at BDC as no planning application had been received by Stisted Parish Council. Planning Enforcement decided after a visit that there was no breach of planning control.

**Item 4: Planning decisions. For Information only.**

Application Number :22/00939/FUL Stable block and equestrian manege with a 30m x 45m exercise arena. Near Ayletts Farm, Plaistow Green Road, Greenstead Green. 'No Objection' subject to landscaping being put in place on the north boundary. Planning decision – Granted subject to landscaping being put in place on the north boundary.

Application Number :22/01166/VAR Variation of Condition 2 (Approved Plans) of permission 21/02218/FUL granted 06/04/2022 for: Erection of 1 x two-storey detached dwelling and attached outbuilding utilising existing vehicular access. Variation would allow: -Dwelling to be extended to the rear and balcony at rear over approved flat roof. Land Southwest Of, Westwell, White Ash Green. 'No Objection.' Planning decision – Granted.

Application Number: 22/01034/FUL Detached cart lodge/garden store. Forest Nursery, White Ash Green, Halstead. 'No Objection.' Planning decision - Granted

Application Number 21/03699/HH - Brambles, White Ash Green, Halstead. Cart lodge. No Objection. Planning decision – Granted.

Application Number 22/00773/HH - The Coach House, Russells Road, Greenstead Green. Granny wing. No objection but with the condition that it cannot be sold off as a separate unit. Planning decision – Pending. Subject to an Ecology report.

Application Number 22/00682/HH - Lone Star Barn, Gladfen Hall Road, Greenstead Green. Changes to windows. No objection Planning decision – Granted.

Application Number 22/00697/HH - Star Stile House, Colne Engaine Road, Greenstead Green. Retention of tennis court. No objection. Planning decision – Granted.

Application Number: 22/01230/FUL. Erection of 1No. two-storey 4-bedroom dwelling. Chaseways, Russells Road, Greenstead Green. No Objection. Planning decision – Granted.

Application Number: 22/01511/FUL. Proposed 1No detached dwelling. Land at, Russells Road, Greenstead Green. Object to this proposal on the following grounds:

1. There is a lack of need for residential development in this location. Section 2 of the new Braintree Local Plan has been adopted by Full Council. The Council will therefore have an up-to-date local plan which sets out all the allocated residential sites which will meet its five-year housing supply. The Planning Statement that accompanies the application is out of date and still claims that the Council cannot meet its five-year housing supply - that is incorrect.

2. There is no justification by the applicant for this development at this location which is currently in equestrian use. It is contrary to Policy LPP1 of the new Local Plan. This states that development outside settlement boundaries should be confined to uses appropriate in the countryside. The supporting text adds that outside development boundaries, it is unlikely that development will be sustainable. Whilst the applicant refers to two planning appeal decisions, these were allowed prior to the local plan being adopted. In our view, there are no material considerations which outweigh the policy. Planning decision – Pending.

**70/22 Playing Field. Item 1: To consider items raised from the RoSPA report.**

There were no red flags. Deferred to the September meeting. **Item 2: To consider installation of small new gate and fence for Playing Field.** Deferred to September meeting. **Item 3: Update on new information signs. Cllr. Mason.** Deferred to September meeting.

**71/22 To confirm the Parish Council will not be taking part in the Salt bag partnership 2022/23.** The Clerk confirmed that the Parish Council will not be taking part in this.

**72/22 Highways: Item 1: Parish Councillors reports.** Cllr. Pleasance reported he had raised the issue of large HGV's using Russells Road while the roadworks was taking place at White Ash Green with County Cllr. Siddall. He has asked Cllr Siddall to remind Essex County Council (ECC) Highways that Russells Road is not a diversion.

There is foul-smelling water running down to Bourne Brook in Gladfen Road. **Action:** To be reported.

Cllr Hambling reported that he had received complaints about the footpaths not being cut but this had now been resolved.

Cllr. Dixey reported that the temporary repair in Star Stile Lane had now been repaired properly.

Cllr. Wickes reported that the hedges by the bridge in Burtons Green Road need to be cut back. **Action:** To be reported.

**Item 2: To consider applying for 'Quiet Lane' status for Russells Road, White Ash Green.** Cllr. Pleasance had spoken to County Cllr. Siddall with regards to making Russells Road a 'Quiet Lane.' A traffic survey is required followed by a Highways Scheme. It is possible the road is already too busy to be considered. After a brief discussion it was agreed that Cllr. Pleasance should make a formal request to

County Cllr. Siddall to consider Russells Road for 'Quiet Lane' status. **Action:** Cllr. Pleasance.

**73/22 Item 1: To consider quote from local tree nursery to purchase trees to replace the dead tree in the Playing Field and the one at Plaistow Green.** It was decided to approach two further local plant nurseries for quotes. **Action:** Clerk to obtain more quotes and bring to the September meeting. **Item 2: To consider applying to County Cllr. Siddall's Locality Grant for funding for said trees.** Deferred till September.

**74/22 CIF Fund. To consider applying for a CIF grant to install electricity in the Playing Field.** After a discussion it was decided to apply for CIF funding for a new slide and swing seats rather than for electricity for the Playing Field as this would be better use of the grant. The Clerk was instructed to apply for the maximum grant available to be used for a slide and swing seats with associated safety matting. Cllr. Mason to supply quotes. **Action:** Clerk and Cllr Mason.

**75/22 To consider approaching Oswicks for an updated revaluation of the village hall.** It was discovered after the AGM that the Village Hall Management Committee have a valuation every 2 years. Deferred till September. **Action:** Clerk to ask Cllr. Butler for the valuation to be brought to the September meeting.

**76/22 To consider purchasing a picture frame for the parish map which will be placed in the village hall.** **Action:** Clerk to obtain 3 quotes for frames for September meeting.

**77/22 Councillors Emails. Update: That all councillors have access to their new emails.** **Action:** Cllr Pleasance to set up new email address for the Clerk. He will also help Cllr. Wickes with access to her new email address.

**78/22 To receive reports from outside bodies, training courses, Village Representatives, Parish Council Committees and Advisory Groups.** Cllr. Hambling had missed the Braintree Association of Local Councils meeting due to work commitments. He reported that he had attended a EC2C cycle path meeting on 6<sup>th</sup> July. Not much had happened regarding this as they were still waiting for the footpath to be moved. They are trying to find out who owns the land next to Halstead Fire Station as this may be a possible route into Halstead. Earls Colne to Coggeshall is progressing as Marks Hall are very keen for the cycle path to progress. The Kelvedon route is receiving lots of objections from landowners.

**79/22 To note any items of correspondence. Distributed.**

**80/22 Future agenda items.** Planning meetings, £500 District Councillor grant for electric. Items from this meeting deferred until September.

The Chairman, Cllr Foster, formally accepted Cllr Bill Dixey's resignation as a councillor after 12 years. He thanked Cllr Dixey for all his hard work and that he would be missed. All the remaining Councillors also expressed their thanks and appreciation for Cllr Dixey's work on the council.

**There being no further items to discuss the meeting closed at 8.44pm.**

**Next meeting Parish Council Meeting 14<sup>th</sup> September 2022. 7.15pm Village Hall.**

*Amanda Degnan*

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