

**MINUTES OF THE PARISH COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON
THURSDAY 5th JULY 2018 AT 08:00 PM IN THE GUILDHALL**

Present: Councillors: T. Frostick (Chairman), Cllr's: V Knight (Vice Chair) Brazier, Howells, Williams, Morgan, Spencer, Miller.

Also, present:

District Cllr Martin Foley & John Freeman
Dena Ludford Parish Clerk and 6 members of the public.

17/18.271 APOLOGIES FOR ABSENCE

Cllr A Frater
Cllr A Wattebott
Cllr I Stewart
County Cllr Simon Walsh

17/18.272 DISCLOSURE OF INTERESTS

Cllr Victoria Knight declares a Non Pecuniary Interest in agenda item 17/18.251 items 7 & 8 (minute item 17/18.277)

17/18.273 PUBLIC SPEAKING TIME

The Deputy Town clerk from Great Dunmow and wished to thank us in joining in with the joint letter, a new planning consultant has been taken on who may wish to amend some of the wording. The Neighbourhood Plan has accepted that this virtually doubles the size of the town, since we've had a NP we've a stronger voice, however anything outside the town is another matter and the eastern park and west of Dunmow the general feeling is that the infrastructure is not there and this is not wanted. Its difficult for our residents to grasp the stage of this and the residents are only just coming to us now and coming to us asking for question that they maybe should have asked 2 years ago. A simple public consultation form has been created which is being shared with us, there is a drop in meeting on the 18th July held in Folkes Hall opens between 14:00 – 20:00.

A public speaker wanted to mention the coach park and the outstanding issues of claypits and access, should the land owner come back it might be beneficial for us to wait to see what is needed.

The chairman will at some point be arranging a meeting with the councillors in regard to Regulation 19, should this council have a desire to do such.

17/18.274 DISTRICT COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

Cllr Freeman verbally reported, Weaverhead close the lack of grass cutting, there has been machine breakages and a staff member has had an injury, there is also a dead tree at the top of the corner which will be dealt with. In matters connected to waste collection, UDC are just about to go out to tender for a fleet of new vehicles, they are holding off as there are further discussions in connection to trade waste, we are aware that there is an impact on Thaxted, they were down to 5 vehicles this week and they have 4/5 vehicles which are currently out of action, UDC are very apologetic and are working towards staff recruitment and the new fleet.

The Chairman thanked Cllr Freeman and did raise a question about the payment of staff versus agency pay, it might be worth the whole of the district councillors be aware of the way this is being run, this is not a political criticism more than a statement, there feels as though there is no plan in place and there should have been, the portfolio is too large to manage and the Chairman recognises this may need to change. We have offered in the past that we could take on the service and employ locally for a fee. Cllr Brazier mentioned the tree to Ben Smeedon about three weeks ago. And Grass cutting was done around 2 days ago and they've done an excellent job.

Chairman's Initials

A car coming up from Debden hit a stationary car and then went through the fence. There is a possibility that the 30mph speed signs down to the borough.

Cllr Knight suggested given the house is moving the driveway it would be likely be supported.

(Appendix A) Martin Foley report attached. Martin also commented on Cllr Freeman and the chairman comments and can confirm that he feels there is a structural problem which needs to be addressed and that other councillors are working hard to make a difference.

Cllr Foley would like to stress that the rubbish problem is NOT the fault of the team who are collecting the rubbish, they are doing a fantastic job and would like it noted, there are reports that the team are receiving some verbally unpleasant comments which is unnecessary, the collection team are doing a great job.

17/18.275 COUNTY COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

None Received

17/18.276 MINUTES

RESOLVED to **APPROVE** and sign as a correct record the minutes of the Parish Council meeting held on **7th JUNE 2018**

RESOLVED to **APPROVE** and sign as a correct record the minutes of the Planning Committee meeting held on **21st JUNE 2018**

17/18.277 PLANNING APPLICATIONS

a) To consider and comment on the following planning applications:-

i) APPLICATION NO. UTT/18/1586/LB

PROPOSAL: Create a link between the rear ground floor living space and the first floor residential accommodation, forming a mezzanine floor. Change existing doors in side elevation to bi-fold doors and associated internal alterations

LOCATION: 1 Newbiggen Street Thaxted

RESOLVED to **SUPPORT** this application

ii) APPLICATION NO. UTT/18/1532/HHF

PROPOSAL: Part demolition of existing dwelling, proposed extension and erection of detached cart lodge

LOCATION: Willow Corner Bardfield End Green

RESOLVED to **SUPPORT** this application

iii) APPLICATION NO. UTT/18/1663/FUL

PROPOSAL: Removal of outbuildings and erection of 1 no. dwelling

LOCATION: Thirlemere 66 Newbiggen Street

RESOLVE to **OBJECT** on the following grounds.

The Council do not feel that there is Adequate parking, loading or turning space available within the current scheme, this would therefore increase the already challenging traffic position within the curtailage of Newbiggen street, generating more traffic which The street is ill equip to deal with.

The Council also object on the Layout and density of the buildings which the council feel is considered overdevelopment for the area, creating an overbearing impact on neighboring properties and a loss of amenity space. There are some concerns over the development not being Designed to lifetime home standards which the Council would bring to uttlesfords attention with a view to uttlesford seeking further clarity

Chairman's Initials

iv) APPLICATION NO. UTT/18/1710/FUL

PROPOSAL: Proposed demolition of buildings in connection with builders yard and erection of 1 no. dwelling with detached garage and store

LOCATION: Adj. The Yew Tree Bardfield End Green

RESOLVED to **SUPPORT** this application

v) APPLICATION NO. UTT/18/1639/FUL

PROPOSAL: 1 no. Dwelling with detached single garage and associated access, vehicular hard standing and landscaping

LOCATION: Land North Of Oak Cottage Bardfield End Green

RESOLVED to **SUPPORT** this application

vi) APPLICATION NO. UTT/18/1643/LB

PROPOSAL: Insertion of boiler flue, tumble drier vent and extracts from bathrooms and kitchen. Removal of a wall on the ground floor and removal of walls to top floor to be replaced by new walls in new locations.

LOCATION: Hillside Cottage Bardfield Road

RESOLVED to **SUPPORT** this application

ii) APPLICATION NO. UTT/18/1691/FUL

PROPOSAL: Proposed demolition of light industrial unit and construction of 1 no. dwelling

LOCATION: Coal Yard Stanbrook Road

RESOLVED to **SUPPORT** this application

vii) APPLICATION NO UTT/18/1727/HHF

PROPOSAL: Erection of single storey side extension

LOCATION: Whitegates Watling Lane

RESOLVED to **SUPPORT** this application

viii) APPLICATION NO UTT/18/1686/FUL

PROPOSAL: Proposed 1 no. dwelling

LOCATION: Mill Hill Farmhouse Cutlers Green

RESOLVED to **MAKE NO COMMENT** on this application

viii) APPLICATION NO UTT/18/1730/OP

PROPOSAL: The development of up to 104 dwellings, provision of land for a primary school, with associated landscaping, open space and highways, drainage and other infrastructure works, with all matters reserved for subsequent approval apart from the primary means of access, on land south of Sampford Road, Thaxted.

LOCATION: Land South Of Sampford Road B1051 Thaxted

RESOLVED to **UNANIMOUSLY OBJECT** to this application

You will be aware that Thaxted has recently prepared a Neighbourhood Plan which has now reached the examination stage. This development would be contrary to a number of policies in that document and our objections will to a large extent be along the lines of those policies, which have been developed based on a community consultation over the past two and a half years. Specifically however, our objections are likely to relate principally to:

- the scale of development in the context of a small village community whose infrastructure and remote location are unsuited to such a development;
- the impact on landscape quality and the loss of productive agricultural land;
- the impact on important heritage views and the change to those views brought about by the introduction of a hard urban framing;
- connectivity;
- a lack of appropriate infrastructure, particularly highways and sewerage;

Chairman's Initials

- a lack of clarity over the proposed school site and the uncertainty over funding arrangements;
 - social and environmental sustainability;
- housing need as indicated by the evidence associated with the Neighbourhood Plan.

We would at this stage however, like to comment specifically on one aspect of the applicants' application – the consultation statement, since this is said to have been based on an approach agreed following meetings with ourselves. We believe the exercise undertaken was wholly inadequate particularly in view of the scale of the proposed development which would impact upon the whole of the Thaxted community. Specifically:

- No exhibition was held despite a request for this from the Parish Council.
- The illustrative material on the website was inadequate in terms of providing a proper impression of the scheme (visuals appear to have been taken from developments at Wickford and Bicester).
- It appears from the map provided that in relation to the distribution of letters and door-knocking, the boundaries used were either highly selective or totally random. The area covered did not even include Thatcher's Grange one of the areas most affected and in any case the coverage should have extended to the whole village.
- The analysis of responses is particularly confused and nowhere does it say how many people were actually supportive of the scheme. There is only one person indicated as offering 'general support'. Is this the only person?

It will be appreciated that the NPPF promotes engagement with the local community before an application is submitted. It is the view of the Parish Council that what has been done in this case is insufficient given the potential consequences of this scheme.

In addition to the objections made, Thaxted Parish Council would draw to your attention that a very poor public consultation which failed to meet the requirements was undertaken, furthermore in the consultation information it is implied that Thaxted Parish Council advertised this on their web site, this is not true. At no point did Thaxted Parish Council publish this link on line on in any other medium.

There is a proximity to Weddow road and the road infrastructure locally cannot support this. The Social fabric of the town feels under pressure and another 100 homes will take us over this threshold.

View, highways, sewerage, consultation statement. Views to the church are all points which Thaxted Parish Council need to consider and we would request an extension in order to consider our response more carefully.

b) THAXTED NEIGHBOURHOOD PLAN

(Appendix B)

17/18.278 SAFEGUARDING POLICY

RESOLVED to APPROVE Thaxted Parish Councils NEW SAFEGUARDING POLICY

17/18.279 FINANCE

To Note the Council income and expenditure as follows:

a) Expenditure

To agree Council gross expenditure from 1st – 31st May 2018 as follows:

i) Co-operative Current A/c	£56475.22
ii) Santander A/c (Market)	£4.75
iii) Co-operative (Guildhall) A/c	£28.74
iv) Petty Cash	£0
v) NS&I	£50,496.56
vi) Lloyds	£33176.85

b) Income

To note Council gross income from 1st – 31st May 2018 as follows:

vi) Co-operative Current A/c	£37.30
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vii) Santander (Market)A/c	£0
viii) Co-operative (Guildhall) A/c	£100.00
ix) Scottish Widows (Investment) A/c	£3.14
x) Scottish Widows Market (Investment) A/c	£0.42
xi) NS&I Guildhall	£25317.33
xii) Petty cash	£0
v) Lloyds	£106846.56

c) To Review on line payment for Approve

17/18.280 CLERKS REPORT

To receive a Verbal update from the Clerk on matters contained within the Clerks Report

17/18.281 THAXTED COACH PARK

The thought is that the coach park can be expanded and moved around there is suggestion that a small hedge 2 ½ - 3' high be placed on the bend. The essence being that we can increase the provision of parking and protect the existing coach provision. The quantum of tourist busses is reduced, there is a suggested delineated coach parking bay and used for school pick up and school drop off. This is fundamental that we increase the parking for the safety of the children who use the school.

RESOLVED to return the quotes and plans to Full Council for further discussion.

17/18.282 THE BUS SHELTER NEWBIGGIN STREET

To receive a report from the clerk and chairman of the open spaces committee in connection to works needed for the future of this bus shelter.

The Ewe tree is in a private garden and this is stopping the guttering being installed, the shelter needs Oak replaced also.

RESOLVED To wait for further reports being provided by a surveyor prior to making any decisions to dispose of this Bus shelter.

17/18.283 CCTV

The contracts were placed on contract finder 16 companies replied 12 quoted.

it is **RESOLVED** that all those who quoted over £38,000 can be written to and rejected, there are two remaining, which would require approval for the clerk and chairman to review the tender at £37,000 with a view to bring this in to line and this council can continue with the work

17/18.284 DATE OF THE NEXT MEETING

The next meeting will be the PARISH COUNCIL meeting on **AUGUST 2nd 2018** at Thaxted Guildhall at 8:00pm.

To resolve that under the Public Bodies (Administration to Meetings) Act 1060 (as extended by s.100 of the Local Government Act 1972), the Public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government act 1972.

17/18.285 TELEPHONE EXCHANGE

The clerk met initially with Cllr Brazier following on from this then met with the land owner and discussed the current plans for the site which includes safe access and parking provisions. It is **RESOLVED** that the Clerk shall seek an independent land valuation and bring the findings of such to the next meeting.

17/18.286 PHOTOCOPIER

RESOLVED that the clerk should request email confirmation from the photocopier supplier of 'Thaxted Parish Councils Termination of the service agreement' and await their response.

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