

**MINUTES OF THE PARISH COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON
THURSDAY 7th JUNE 2018 AT 08:00 PM IN THE GUILDHALL**

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

Also, present:

District Cllr Martin Foley
Dena Ludford Parish Clerk and 15 members of the public.

17/18.245 APOLOGIES FOR ABSENCE

County Cllr S Walsh
District Cllr J Freeman
Cllr's J Miller, A Frater,

17/18.246 DISCLOSURE OF INTERESTS

None given

17/18.247 PUBLIC SPEAKING TIME

All comments are in connection with item 17/18.254. The landowner spoke of the open local meeting which took place last Tuesday, the vast majority were opposed to any development in Monk street. The history of the development was discussed including the land owner's original wishes as to where to site the development. (the site plan is attached as Appendix C) There were a during last Tuesdays meeting a very small minority who were for the development. Various residents expressed a variety of concerns which were all noted by the land owner during the meeting. The chairman thanked the speaker.

A resident spoke and was grateful for the public information, since the meeting has taken place we have had a residents meeting, this is the largest residents meeting we've ever had, this isn't the setting to raise all the objections as noted by the residents and to the best of our knowledge this council is not supportive of this, unless this has changed since last you met. I feel it's important to stress for a sympathetic planner to put a public play area which goes right in front of two houses which don't have front gardens seems crass. This seems to us that this is not a sympathetic development and the arrangement of the houses does not support this in my opinion. The speaker fails to see one good thing that this development offers, the call for sites in 2015 which deemed this site unsuitable development. There has recently been a single dwelling refused for the same reason, that the development is unsustainable. The speaker notes that this is something which is going on that this is financially beneficial for the landowner and the developer and imposes strain on the existing infrastructure. The speaker wishes to point out that if UDC are to override this where do they go next.

The NP representative spoke, the point raised on the previous appeal, country to national plan policy and local plan policy contrary to many policies on development within the countryside. I speak purely from a planning perspective cannot see how it would work.

A separate speaker points out that this is a totally greenfield site in addition to all the other comments previously made.

The Landowner wishes to answer some of the points, the objection to the previous application as mentioned was discussed in detail, with personal reference to the plans. The chairman stopped the speaker as the application was historic and the policy was refused for their reference which bears no relation to this site.

A local resident spoke in response to the public speakers and defended the actions of the landowner and commended the actions of the landowner by way of providing a public meeting, the community feel has been mentioned as being ruining the community feel, however the speaker wishes to state that sometimes change can improve communities. the speaker noted that as a younger person that houses are needed, and felt that this design would be a middle ground.

17/18.248 DISTRICT COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

Appendix A
The chairman thanked Cllr Foley on behalf of the council.

17/18.249 COUNTY COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

Chairman's Initials

None Received.

17/18.250 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the **ANNUAL** Parish Council meeting held on **3rd MAY 2018**

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Planning Committee meeting held on **17th MAY 2018**

17/18.251 COMMITTEE MINUTES

To **NOTE** the minutes of the Highways committee meeting held on **17th MAY 2018**

To **NOTE** the minutes of the Clarence House committee meeting held on **28th MARCH 2017**

To **NOTE** the minutes of the Clarence House committee meeting held on **13th JUNE 2017**

To **NOTE** the minutes of the Clarence House committee meeting held on **5th SEPTEMBER 2017**

To **NOTE** the minutes of the Clarence House committee meeting held on **5th DECEMBER 2017**

To **NOTE** the minutes of the Clarence House committee meeting held on **12TH MARCH 2018**

17/18.252 PLANNING APPLICATIONS

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

i) APPLICATION NO. UTT/18/1287/HHF

PROPOSAL: Two storey side extension and bifold doors to rear.

LOCATION: 17 Bellrope Meadow Thaxted

RESOLVED to **SUPPORT** the Principles, with the following comments

Reduction in the window size on the top story and would wish that the propose Juliette balcony be reconsidered to a standard window.

The Neighbourhood Plan report is attached as Appendix B

b) UTTLESFORD DRAFT LOCAL PLAN REGULATION 19

i) To **NOTE** that a seven-week public consultation on the proposals will start on 25 June, subject to the plan being approval by Uttlesford Full Council on 19 June 2018.

ii) **RESOLVED** that The Clerk is to organise a separate meeting to discuss the detail contained within the plan and respond to this consultation after this meeting.

17/18.253 COMMUNITY LAND TRUST

RESOLVED to seek more information about this scheme, in Principal this council is in agreement with the idea and wishes to visit an established one in order to gather further information.

17/18.254 MONK STREET PROPOSAL FOR DEVELOPMENT

The chairman stated that the scheme had been supported by this Chairman from the beginning, however, this afternoon at approximately 4pm the clerk received a letter from UDC and they have advised they are not supporting the application in accordance to policy the NP 2017 act has been enacted, this states that the emerging NP now it's gone to consultation stage, the tone of the letter once you override the NP document which is going on at this moment in time. The chairman remarked about other development which have also been refused in a similar vein.

The Parish Council do not support going into partnership with the land owner or the developer, the vice chairman wishes to state that above and beyond consideration has been given to this site.

Propose a motion that Thaxted Parish Council no longer supports discussion of joint application on the monk street development. Unanimously agreed.

17/18.255 REFUSE COLLECTION

a verbal update on the recent refuse collection reported problems

17/18.256 WEAVERHEAD LANE GARAGES AND PARKING SPACES

i. **RESOLVED** To discuss and **APPROVE** the proposed demolition of the existing garages including recent quotations. The clerk has recently negotiated with the surgery who wish to take over the site as part of their compound at no cost to the council.

Chairman's Initials

- II. **Resolved** to fully refund all monies paid including the initial legal fee.
- III. To discuss and **APPROVE** the use of the total area of space to be offered to The Thaxted Surgery and to authorise the clerk to progress this matter in consultation with the chairman of the council.

Reinstatement the gardens in full. Support the town of the infrastructure of the town.

The saving of the garages should be considered, plus the cost of renting the garage sites is approximately £1500 in addition to this the cost of repairing the old garage sit to what ever surface

Cllr spencer proposes that we authorise the clerk to propose this matter with the consult of the chairman and vice chairman, seconded by Cllr Willimas.

17/18.257 SALT BIN SCHEME

RESOLVED to participate in the salt bin scheme, the only reason that this is able to take place is that Cllr Brazier has kindly offered to accommodate the salt and distribute when necessary.

17/18.258 PCSO FUNDING AND SPECIAL CONSTABLES

There was a suggestion that we were going in to a scheme with another council and the scheme would not benefit this council, the cost of one PCSO is £18,000. If you wish to engage a special constable in Thaxted the cost of this is £1000, this council can place an advert to see if we can generate any interest.

17/18.259 FINANCE

To note Council income and expenditure as follows:

a) Expenditure

To agree Council gross expenditure from 1st – 30th April 2018 as follows:

| | |
|-----------------------------------|-----------|
| i) Co-operative Current A/c | £5795.28 |
| ii) Santander A/c (Market) | £60004.39 |
| iii) Co-operative (Guildhall) A/c | £189.85 |
| iv) Petty Cash | £0 |
| v) Lloyds | £5136.43 |

b) Income

To note Council gross income from 1st – 30th April 2018 as follows:

| | |
|---|-----------|
| v) Co-operative Current A/c | £57717.29 |
| vi) Santander (Market)A/c | £495.83 |
| vii) Co-operative (Guildhall) A/c | £35.00 |
| viii) Scottish Widows (Investment) A/c | £0 |
| ix) Scottish Widows Market (Investment) A/c | £0 |
| x) NS&I Guildhall | £0 |
| xi) Petty cash | £0 |
| v) Lloyds | £60000 |

c) To Approve all council on line payments

d) Bank Closures

To Note following authorisation from this councils last meeting the clerk has formally closed the following and Transferred funds to the Lloyds account:

- i) Santander Market account – Closure Pending
 - ii) Scottish Widows x 2 investment accounts – Closure Pending
 - iii) NS&I investment account – Closed and Transferred
- (these account amendments will show in the Parish Councils Finance report in July 2018)

17/18.260 ANNUAL RETURN 2017 - 2018

- i) **RESOLVED** To **APPROVE** the Annual Governance Statement
- ii) **RESOLVED** To **APPROVE** the Accounting Statements
- iii) **RESOLVED** To **APPROVE** the recent internal audit report and authorise the RFO to take any necessary actions as required.

17/18.261 FOOTPATH ON THE SOUTH WEST SIDE OF DUNMOW ROAD

- i) A verbal update was given in connection to the strip of land which was sold to the molecular product site and the ditch was sold for a community benefit resulting in the sale of the Ditch which runs along the path, the sum of £30,00 was received.

Chairman's Initials

ii) **RESOLVED** To **APPROVE** the signature of Cllr R Williams on the contracts and 2 transfers for and on behalf of TPC

17/18.262 STANDING ORDERS

RESOLVED To **APPROVE** the revised and updated standing orders

17/18.263 WELLY BOOT WOOD & RANSOM STRIP – COPTHALL LANE

- i) **UNANIMOUSLY RESOLVED** to **ACCEPT** the transfer Freehold of Wellyboot wood and the ransom strip to Thaxted Parish Council at nil cost to the council following the recent planning permission for Warners Field.
- ii) **RESOLVED** to authorise the clerk to agree and sign terms with solicitors to carry out the transfer of Wellyboot wood and the ransom strip, accepting the Parish Councils Legal fees costs only.
- iii) **RESOLVED** to authorise the clerk to write to the donors thanking them for this generous gift and asking permission to erect a plaque in their honor.

17/18.264 COACH PARK

The vice chairman spoke of the parish councils involvement in trying to mitigate any parkins problems experienced from regular users of this area, we are looking to regulate the position that the school has a formal arrangement has been located and quotes for signage to that effect and given that this has been used consistently for 20 years and UDC have accepted this. We are looking to expand the site, the island between the entrance and exit is wide we are looking to utilise this in addition to some further space allowing more swing for the bus manoverability and in addition to this allocate one bay for the school bus and buffy bus and any tourist busses should they visit.

Topographical survey and feasibility study

Cllr Williams and Cllr Foley wished to applaud the work that is being done.

Cllr steward wishes to ask if the school are able to support this financially, The Chairman suggests that this could be something we look at and Cllr Walsh might be able to support this.

17/18.265 VILLAGE GREEN

Due to internal admin this has slowly progressed, this is now in hand and we are working to revise the lease by way of the deed of variation removing the one offending clause and might also include a new signature.

17/18.266 CLERKS REPORT

(Appendix D)

17/18.267 CORRESPONDENCE

RESOLVED To **APPROVE** that the clerk has authority to determine the appropriate level of correspondence the clerk sends to all councillors.

17/18.268 THAXTED DISABLED CENTRE ANNUAL GENERAL MEETING

Cllr Williams has agreed to attend on the 13th June at 7:30pm

17/18.269 DATE OF THE NEXT MEETING

The next meeting will be the PARISH COUNCIL meeting on **JULY 5th 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.

17/18.270 EXISTING ALLOTMENT PLOT ALONG BARDFIELD ROAD

The chairman suggested that there is possibilities of this being a details application and at the final sale price the other party could pay half the fee, this would mean that we take on full liability, the parish council gets free pre app applications, those concerned are happy to lead this, there are benefits for all financially if the parish council take the lead. The clerk is going to discuss with the other party the working

Agree that we pay any invoice then they reimburse 50% as this goes. The risk to the council would then be minimised.

Memorandum of understanding. Push on in consult with chair and vice chair.

Parish council is party to this application of one dwelling

Chairman's Initials