

**MINUTES OF THE COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON
THURSDAY 1st FEBRUARY 2018 AT 08:00 PM IN THE GUILDHALL**

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

Also, present:

Dena Ludford (Parish Clerk) and 5 members of the public.

17/18.168 APOLOGIES FOR ABSENCE

District Cllr J Freeman & M Foley
County Cllr Simon Walsh.
Cllr's D Morgan, I Stewart,

17/18.169 DISCLOSURE OF INTERESTS

None declared.

17/18.170 PUBLIC SPEAKING TIME

A resident asks to include items within the minutes in connection to Monk Street which were previously discussed during previous minutes yet to be constituted. (4th January 2018 minute ref 17/18.153 public speaking time). The Resident asked for the word 'worthwhile' to be reconsidered, this had been previous noted in minutes from the meeting held on 7th September 21017 ref 17/18.089 item c) **HASTOES HOUSING PROPOSED DEVELOPMENT**, the wording of the minutes was challenged and was defended by the chairman during the meeting of 4th January 2018. The resident asked if this could be recorded in some way. The Chairman asked the clerk to record the noted point and explained that the minutes which have been made public are a record of the clerks notes of the meeting, and verbatim minutes are not considered best practise. The chairman advised that it is up to councillors to correct or approve the minutes at tonight meeting, and should they wish to do so they will have the opportunity at that time.

The speaker also noted that during the monk street discussion last month it was mentioned that this development would be against the wishes of the community as detailed by the Neighbourhood Plan and yet the Council wishes to pursue this development, the speaker made reference to Cllr Knights previous explanation to this fact. The Chairman responded that comments made in reference to the Neighbourhood Plan document are in respect that this remains a DRAFT, and the comments were from the NP committee and not from the council, as the chairman recalls. Cllr Brazier remarks that When the Document is Adopted by the Council then it will be regarded differently, as legislation, for the time being, this is a working document and is still in the production stages, and any comments made by this council were made in that respect. There may well be differences in opinions as the document evolves. The Chairman remarks that the Council have always had a different view in respect of Monk Street from the Neighbourhood Plan group and the context in which the Chairman has previously responded remains unchanged. Our view on that site as a council is exactly as it has been for the last 15 plus years, even though members of the council may have changed, the opinion of this council has remained unchanged, and this is well documented.

The resident also referred to an open space, this has not been defined anywhere previously. The chairman responds that this came to light during part two of the meeting and was therefore discussed after this point. The resident asks if the four freehold properties which have been reference in the minutes were what were discussed as social housing. The chairman confirms that the four freehold are the properties which would be gifted to The Parish Council in perpetuity and could not be sold, these would be used to house Local Thaxted Residents. The speaker asks, Could you state that if these were not gifted to the council then this application would not have been considered at all. The Chairman responds absolutely 100% the application would not have been approved by this council the chairman believes that this is a project worth pursuing and that if 4 families within Thaxted can be housed then this is most certainly worthwhile.

The resident asks to what purpose is the Ransom strip, can we assume that the council is not just taking on the administration of this and therefore could benefit further should additional development be proposed? The chairman stated that this is unanswerable at this point in time, should this happen in the future, then it would come back to council for debate. Cllr brazier clarifies that we always ask this of a developer as this puts us as a Council in a degree of control on any further development. The speaker thanked the Council for their concise answers.

The Chairman reiterated that at times we might disagree and as a Council we have a job to do, if we keep it civil at all times then we are making progress and thanked the speaker.

Chairman's Initials

A speaker representing the Neighbourhood plan asks to clarify that the Freehold transfer of the four properties means that you are talking about the freehold with vacant possession not a long lease back to a housing association. Cllr Knight responds, yes.

A resident representing the Neighbourhood Plan wishes to ask if the Council if they were members of the CPRE (Campaign to Protect Rural England) and if this could be considered if not. The Chairman remarks that this is not an item on tonight's agenda so will therefore be added to the March Agenda for consideration.

17/18.171 DISTRICT COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

None Received

17/18.172 COUNTY COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

None Received

17/18.173 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Council meeting held on 4TH **JANUARY** 2018.

Cllr Knight has requested that the clerk include the noted points from the public speaker to be contained within the minutes as detailed by the clerk from today's meeting.

17/18.174 COMMITTEE MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Planning committee meeting held on 11TH **JANUARY** 2018

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Planning committee meeting held on 18TH **JANUARY** 2018

17/18.175 PLANNING APPLICATIONS

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

i) APPLICATION NO. UTT/18/0009/FUL

PROPOSAL: Demolition of existing barns, barn conversion to cart lodge and erection of 1 no. dwelling. (revised design to previously approved UTT/17/1796/FUL).

LOCATION: Hunts Farm Bardfield End Green

RESOLVED to **SUPPORT** the application

ii) APPLICATION NO. UTT/17/3472/HHF

PROPOSAL: Single storey rear extension.

LOCATION: 6 Olivers Close Thaxted

RESOLVED to **SUPPORT** the application

iii) APPLICATION NO. UTT/18/0175/LB

PROPOSAL: Proposed internal layout and fenestration alterations

LOCATION: 21 Town Street Thaxted

RESOLVED to **SUPPORT** the application

iv) APPLICATION NO. UTT/18/0179/HHF

PROPOSAL: Garage conversion to form a garden room and store

LOCATION: 25 Elers Way Thaxted

RESOLVED to unanimously **OBJECT** to the application based on the previous refusal.

The proposed garage conversion does not meet the criteria of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class E, E1, (e) (i) (ii).

b) NEIGHBOURHOOD PLAN

To receive a verbal update on progress of the Neighbourhood Plan. (Appendix A)

17/18.176 FINANCE

i) To note Council income and expenditure as follows:

a) Expenditure

To agree Council gross expenditure from 1st – 30th December 2017 as follows:

i) Co-operative Current A/c £9322.56

Chairman's Initials

ii) Santander A/c (Market)	£4.57
iii) Co-operative (Guildhall) A/c	£216.56

b) Income

To note Council gross income from 1st – 30th December 2017 as follows:

iv) Co-operative Current A/c	£234.40
v) Santander (Market)A/c	£202.93
vi) Co-operative (Guildhall) A/c	£0
vii) Scottish Widows (Investment) A/c	£3.21
viii) Scottish Widows Market (Investment) A/c	£0.43
ix) NS&I Guildhall	£118.10

The Chairman wishes to thank Cllr Williams for his due diligence, Cllr Williams spends hours working through the finances to ensure that all is as it should be. This is an extremely important task and this Council Thanks you for your efforts. Cllr Brazier seconds this statement and clarifies that we, as a council have never before been this up to date, this is a credit to the Clerk and Cllr Williams.

17/18.177 THAXTED SOCIETY.

RESOLVED To **APPROVE** the temporary request from the chairman of The Thaxted Society to use the CIC as a temporary correspondence address.

17/18.178 GIGACLEAR WAYLEAVE AGREEMENT

RESOLVED and **APPROVED** that the clerk with liaise with the Vice Chairman to negotiate with Gigaclear in respect of a 'wayleave agreement' across parish council land, located at the cricket field Bardfield end green.

17/18.179 STALLARD KANE

RESOLVED To **AGREE** the following points:

- I. **RESOLVED** To include a 6-month service review meeting, with a clear definition that if we are unsatisfied with the level of service received, then we reserve the right to terminate the agreement with immediate effect at no cost to the Parish Council.
- II. **RESOLVED** To **AGREE** a reduction of fees for the remaining term of the contract equal to £250 per annum
- III. **RESOLVED** To a review of the HR documentation including the handbook to the specification the clerk and the chairman of the Personnel & IT committee have previously discussed.
- IV. **RESOLVED** that there will be No reduction in visits or support

Cllr Brazier remarks that this Council should be concerned that should we need this service in the real terms of a situation after an event, then the advice may not stand up under scrutiny and wishes to make clear that this is the concern of this council therefore the caveat of withdrawal is crucial.

17/18.180 REVIEW OF POLLING DISTRICTS AND PLACES IN THE UTTLESFORD DISTRICT 2018

To **NOTE** the review of the polling district's which has no effect on Thaxted.

Full details can be found via the following web link:

<https://www.uttlesford.gov.uk/article/4459/Interim-Polling-District-Review-2018>

17/18.181 WEAVERHEAD LANE LEASE

RESOLVED and **APPROVE** to agree a rent increases each year within the new lease terms for both plots of land at weaverhead lane

17/18.182 DATE OF THE NEXT MEETING

The next meeting will be on 1st March 2018 at Thaxted Guildhall at 8:00pm.

Chairman's Signature

Dated: 1st March 2018

Chairman's Initials