

**MINUTES OF THE COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON
THURSDAY 4th JANUARY 2018 AT 08:00 PM IN THE GUILDHALL**

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

Also, present:

Dena Ludford (Parish Clerk) and 13 members of the public.

17/18.151 APOLOGIES FOR ABSENCE

Cllr Frater,
District Cllr Foley
County Cllr Simon Walsh

17/18.152 DISCLOSURE OF INTERESTS

None received.

17/18.153 PUBLIC SPEAKING TIME

Several residents spoke in connection to a potential development at Monk Street.
A report/summary or questions was handed to the chairman and circulated to council members.

1. To what extent are the plans detailed as 02THA15 & 19THA15 being proposed?
2. We have noted that that on the 2015 Uttlesford SLAA plans for 19THA15. The Parish Council have added the comments that the development may rejuvenate the Hamlet of Monk Street.
We would like to understand what the rationale of this statement means when, quite clearly, the proposed development would more than double the number of dwellings in Monk Street completely changing the environment and character leading to severe impacts on its residents who choose to live in a rural area.
3. We have noted that the Parish Council have chosen to debate this matter behind closed doors. If the Council is not willing to have an open session, it immediately arouses suspicions around secrecy. What surprises or vested interests have Councillors got to hide?
4. When will know the results and recommendations of tonight's debate and we assume that these will not be kept secret.
5. Your minutes of your meeting of 7th September refer to a scheme of Passivhus Housing. I know that the Councillors were invited to view such houses in Wimbish on the 22nd September. I googled these and I understand that we are talking about a scheme of Scandinavian type Eco housing which may be very Eco friendly but look pretty unsightly akin to the row of houses by the Aldi store as you enter Saffron Walden. Would like to hear your comments on their looks.
6. We have spoken to the majority of residents of Monk Street - and without influencing anybody; we cannot yet find anyone in favour of any housing development or rejuvenation of the environment we live in.
What is particularly attractive to building in a totally rural environment when there are so many other 'Sustainable Housing' sites offered in Thaxted itself and wholesale developments being developed throughout Uttlesford District Councils region?

The Chairman asked that the Resident to appreciate that this is a discussion which the Parish Council will have in private session, as most business do in order not to prejudice any decision making, however will endeavour to answer as many points as he can tonight.

Since 2004/5 the land owner has been in contact with the previous Parish Councils and now with this current Council.

The Parish Council has a published policy on speaking with or engaging with any land owner /developers who wishes to speak with the Parish Council.

The landowner has drafted a plan for 12 homes, and the council here tonight have still not seen these plans. Previously the land owner had drafted plans which this council has rejected for a number of reasons.

This current proposed plan incorporates 4 social homes. Previous Councils and Previous Chairman's have supported the idea of development on this site and it is well documented on file.

On engaging with this land owner it was noted that he has been approached by developers who would prefer a larger development however, he has chosen to go for a small scheme including the Parish Council within such a scheme.

However again, I must reiterate, this council have not had the opportunity to discuss this proposal yet. The scheme which is being discussed is Passivhaus housing and I can confirm that these are not the same as the ones you mention on the way to Saffron Walden, those are live work housing and something very different, the homes we are discussing look like a normal house and simply work in an incredibly energy efficient way. The type of conversation this council is having with this land owner will incorporate the land owner potentially gifting 4 housing plots freehold to the Parish Council however NO decision has been made and this is all for discussion this evening. This will be minuted accordingly.

The land owner's if he chooses may put in a planning application without Council support or he may wish to discuss this further with the Council. This is entirely up to the land owner, its worth pointing out that he may put in an application with no notification to the Parish Council at all, in fact two developments within Thaxted which will also be deliberated at tonight's meeting have done just that. We the Parish Council will pass a decision on these later and you are welcome to stay to see how this is deliberated. The fact that we enter in to discussions with a land owner/developer gives us as a Parish the opportunity to discuss what the community needs, once an application is made then everyone can state their opinions via Uttlesford in the usual way.

A residents comments on the Flooding at Monk street, The chairman response was that this is a highways matter and has been brought to the attention of the highways authority several times, the Chairman recommends that you speak to both your district and county councillors also.

A resident has asked why the draft NP Draft 11 has not been in public circulation & thanked the council for the minutes of the last meeting in connection to Thaxted surgery. The chairman of the Neighbourhood Plan comments, that this document is going to consultation were everyone will have an opportunity to make comment. Richard Haynes also stated that this draft has only just been written and the consultation will be going out tomorrow we believe.

Cllr J freeman speaks as a resident and asks how often the NP steering group meet, Peter Neal responds weekly, sometimes twice a week, and have done so for the past two and a half years, the process effectively came to an end in October due to consultation with Uttlesford which took some time, the September steering group minutes are the latest to be published, the NP page 47 coach park at claypits farm states it's little used, and then you go on to support school expansion, I hope this wording is amended. I also want to comment on the state of paths in Thaxted during icy weather, half a tonne of salt was loaded on the Cllr Braziers trailer in 2015 and not been seen since, where is this? Cllr Brazier responds, that half a tonne of salt has been used over the past two years however there are additional supplies available, the council did not participate in a salt scheme as the rising costs of insurance to do so outweighed the benefits of being in the scheme, residents are free to purchase salt themselves.

A resident speaks in relation to Bardfield Road and opposite Totems farm, both for 9 properties, how do these fit within the NP, the chairman responds, they don't, we've not discussed these applications yet.

Cllr Knight responds in connection to any planning item: All planning applications have to be discussed, as we are a statutory consultee, a developer hasn't consulted with us so as a council, we're here tonight to discuss these applications, formulate a response, and convey it to uttlesford, and if necessary would consider a different opinion to that of the Neighbourhood plan, as this has not yet been adopted.

17/18.154 DISTRICT COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

None received

17/18.155 COUNTY COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

None Received

17/18.156 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Council meeting held on **7th DECEMBER 2017**

17/18.157 COMMITTEE MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Planning committee meeting held on **14th DECEMBER 2017**.

To **NOTE** the minutes of the Finance & Assets committee meeting held on **14th DECEMBER 2017**.

17/18.158 BUDGETS

- **RESOLVED** To **APPROVE** the draft budget as attached for £111,916
- To **RECOMMEND** that the precept to be levied on parishioners in 2018/2019 is set at £111,916. *This will result in a Band D property paying £84.18 per annum, an increase of £4.72 when compared to the 2017/2018 year. To Note the Uttlesford withdrawal of the LCTS which represents a net loss to the Parish Council at £3873 PA compared directly to our current year (2017/18) this figure was reduced by UDC by 50% compared to year 2016/17, therefore the actual loss to the Parish is £7746*

BOTH RESOLVED UNANIMOUSLY:

17/18.159 PLANNING APPLICATIONS

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

i) APPLICATION NO. UTT/17/3547/HHF

PROPOSAL: Erection of single storey rear extension

LOCATION: 10 Mill End Thaxted

RESOLVED to **SUPPORT**

ii) APPLICATION NO. UTT/17/3571/FUL

PROPOSAL: Proposed residential development and associated infrastructure to erect 9 no. dwellings.

LOCATION: Land East Of Claypits Villas Bardfield Road

RESOLVED to **OBJECT** unanimously

The Council consider this Ribbon development and is contrary to policy S7

The ridge height is too high which therefor could create Loss of light or overshadowing

The Parish Council also have concerns in relation to the views in terms of visibility from the garage which will have an impact on highways safety. This is considered overdevelopment, excessive large dwelling are not in accordance with the latest housing needs survey which called for one and two bedroom homes as identified as part of the emerging Neighbourhood Plan. The site was dismissed in principal during the call for sights because of policy S7, in addition to these points there has been absolutely no consultation with local residents.

iii) APPLICATION NO. UTT/17/1896/FUL (entered as information only)

PROPOSAL: Demolition of all existing buildings and structures and comprehensive residential redevelopment comprising the construction of 7 no. new dwellings and related development

LOCATION: F Knight Roadworks Ltd (Warners Field) Copthall Lane

iv) APPLICATION NO. UTT/17/3638/OP

PROPOSAL: Outline application, with all matters reserved except for access, for the demolition of buildings in connection with builders yard and for the erection of 1 no. dwelling

LOCATION: Adj. The Yew Tree Bardfield End Green

RESOLVED to SUPPORT (9 for 1 against)

v) APPLICATION NO. UTT/17/3737/FUL

PROPOSAL: Proposed residential development and associated infrastructure to erect 9 no. dwellings.

LOCATION: Land East Of Dunmow Road

RESOLVED to OBJECT unanimously

The site was considered in detail by Heritage Consultants Grover Lewis, as a part of the evidence base for the Neighbourhood Plan. Their conclusion was that development would have an impact (classified as Major/Moderate) on the openness and ardent character of the land that surrounds the conservation area. They also point out that the conservation area does in fact extend to the sites/road frontage and the access would be across it and almost immediately opposite the listed Totams Farmhouse.

In addition to this the Council would object to the development as it is outside the development limits (Policy S7) and the road access to the site would not support such development and therefore would impinge on Highways considerably.

b) NEIGHBOURHOOD PLAN

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

17/18.160 DRAFT 11 OF THE THAXTED NEIGHBOURHOOD PLAN

RESOLVED To APPROVE Draft 11 of the Thaxted Neighbourhood Plan

17/18.161 HANDYPERSON

a) To note that the Clerk & Chairman have now concluded with their interviews and have secured the services of a handyperson.

17/18.162 FINANCE

i) To note Council income and expenditure as follows:

a) Expenditure

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

i) Co-operative Current A/c	£6869.66
ii) Santander A/c (Market)	£5.27
iii) Co-operative (Guildhall) A/c	£369.92

b) Income

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

iv) Co-operative Current A/c	£2273.01
v) Santander (Market)A/c	£385.71
vi) Co-operative (Guildhall) A/c	£0
vii) Scottish Widows (Investment) A/c	Nil
viii) Scottish Widows Market (Investment) A/c	Nil

17/18.163 TELEPHONE BROADBAND

To review the prepared tenders and **APPROVE** the recommendation to proceed with the service from Company #2 combined ADSL & VOIP solution.

Proposed Cllr Williams **Seconded** Cllr Knight, **RESOLVED.**

17/18.164 PHOTOCOPIER EQUIPMENT & CONTRACTUAL RENEWAL

To review the prepared tenders and **APPROVE** the recommendation to proceed with the service from Company #4

Proposed Cllr Knight seconded by Cllr Spencer, RESOLVED.

17/18.165 CLERKS REPORT.

To **VIEW** the Clerks Report on matters relating to the council.

Clerk has been asked to Write to the Christmas tree committee to commend them on such a well-run event and comments made to the Parish Council that this year's tree was 'the best tree ever' this event has no cost to the Parish and we are thankful to all the volunteers who dedicate their time accordingly.

It is agreed that the Clerk will bring back to the Next Finance and Assets committee meeting the correction of finances for the charity commission for the body known as the 'The Recreation Ground'

The clerk will email the company representing Herts and Essex Air ambulance to inform them that we will not be pursuing a clothing bank in Thaxted, however, the clerk will present at the next Finance and Assets meeting a suggested donation directly to the Essex air ambulance charity.

17/18.166 DATE OF THE NEXT MEETING

The chairman has called an Extraordinary Planning meeting to discuss and revisit the Thaxted surgery proposal and to hold this on Thursday 11th January at 8pm in the Guildhall.

The next Council meeting will be on Thursday 1st February 2017 at Thaxted Guildhall at 8:00pm.

In accordance with Section 1 of the Public Bodies (Admissions to Meetings) Act, 1960, the public and press will be excluded from the remainder of this meeting because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

17/18.167 PROPOSED DEVELOPMENT at MONK STREET

Following minute reference 17/18.089 item c) of the full council meeting held on Thursday 7th September 2017, during which it was 'unanimously **RESOLVED** to support this worthwhile project with a view to create Passivhus properties in Thaxted and await further communications.'

Having now received updates to our original suggestions and ideas the land owner has further sought to progress this matter to planning stage, and wishes to receive further council thoughts and approval on all matters and to resolve these.

IT WAS RESOLVED UNANIMOUSLY TO SUPPORT THIS SCHEME and that the Clerk to progress this matter, and should all the noted points below be in agreement with the landowner, a planning application in its current format including the noted amendments would receive full support of Thaxted Parish Council.

- The parish council are to be granted free of cost the freehold for the 4 built properties and the Open Space, before occupation of the other units on site.
- The Parish Council are to be joint planning applicants with no cost to the Parish Council incurred
- The Ransom strip at the end of the dead-end road is to be owned by the PC
- Underground electricity cables.
- It's been agreed that the owner and the developer will hold a full public consultation in a suitable place to be agreed.
- All units are to be built under Passivhus design and the Parish Council is to be in consulted and in agreement with the design at all stages.

Meeting closed at 22:05

Chairman's Signature:

Date 1st February 2018