

BRAINTREE ASSOCIATION OF LOCAL COUNCILS

Supporting Parish and Town Councils in the District of Braintree

Chair Cllr Martin Lee

MINUTES OF THE MEETING ON THURSDAY 7th OCTOBER 2021

at The Lecture Hall, Steeple Bumpstead, Haverhill, Suffolk and by Zoom

In attendance: Martin Lee (Chairman) Sible Hedingham; Paul Lees Feering; Dave Gronland Halstead; Kerry Barnes Steeple Bumpstead; Ann Hooks Rayne; David Smith Gestingthorpe; Susan Peder Black Notley; Jackie Smith Black Notley; Petra Palfreyman Clerk; Neil Jones, Braintree District Council

By Zoom: Michael Lager Witham; Jane Taylor White Colne; Lynsi Haywood-Smith Gt Bardfield; Tony Clayton Foxearth and Liston; Robert Waters Witham; Mike Radley Halstead; India Jayatillake Kelvedon; Lucy Orrow Colne Engaine; Lisa Collins Clerk to Feering; Jill Toocaram Castle Hedingham

1. To receive apologies for absence

Apologies were given from:

Philip Rawlinson – Gt Yeldham

Peter Gentry - Little Yeldham, Tilbury, Juxta Clare & Ovington
Gt Yeldham Parish Council

Derek Hambling – Greenstead Green & Halstead

Dorothy Griffin – Gt Notley

Ken McDonald – Silver End

Roger Duffin - Finchingfield

2. Welcome from the chairman and executive committee.

ML welcomed everyone on behalf of the Executive Committee and introduced Neil Jones as the guest speaker.

3. Meeting topic and guest speaker: Neil Jones, Senior Planner, Braintree District Council. A presentation about S106 agreements

NJ talked through his presentation about S106 and advised that they are legally binding agreements between the developer and the local authority which sets out planning obligations as defined in Town and Country Planning Act.

The following questions are answers were given:

Q – Where do Councils fit in with the process if the developer tries to engage with them.

A – Developers should speak to the Parish Council as early as possible, and Parish Councils should engage with the BDC planning officers and ensure the Open Spaces Action Plan is up to date with a range of projects.

Q – Are any funds available for parishes were the surrounding areas outside the parish get developed and are affected by those developments

A – No S106 money is available for the villages where no developments are carried out. NPPF states that where the development negatively impacts the highways network, this may be considered but only if the impact is severe. The severity is difficult to quantify.

Q – Why do Parish Councils have to have wish list before the planning application is put in?

A – That is the current process for S106

Q – There is a huge difference between the £1.9M funds received by BDC from the Infrastructure Statement and the £221000 BDC have so far spent. What is the reason for this?

A – This is a BDC resource issue. BDC are working on the consistency and communication and there are some larger projects where money is being pooled, for example to build a community building.

Q – The legal agreements specify how the S106 money is spent so why cannot Councils get the quotes and have the money

A – This is should happen and is the correct process. BDC do chase the developers. Contributions are linked to development and are index linked.

Q – How much do BDC hold in S106 money

A – NJ will advise the clerk

Q – Can the Open Spaces agreement be updated at any time?

A – The update is once per year, but new projects can be submitted at any time.

Q – What happens if the landowner changes?

A – BDC will contact the new landowners to ensure the existing agreement is understood

Thanks were given to Neil for agreeing to attend the meeting, his presentation and the questions and answers.

4. To receive reports:

(a) Finance report

To authorise:

Clerk fees and expenses of £197.99 to Petra Palfreyman (16 hours from 29/6/21 to 30/9/21) – Agreed by PL. 2nd by DG

- (b) Local Highways Panel** – at the recent meeting there were no new items for discussion. At the next meeting they will see the new round of applications, which must be supported by the District Councillor. BALC representatives sit on the LHP to represent BALC members. The chairman of the ECC LHP is now Chris Siddall
- (c) BDC Standards Sub Committee** – nothing to report
- (d) EALC executive** – the EALC AGM was disappointing, and ML will write to the Executive Committee to express his concerns

5. Information sharing. An opportunity for Councils to ask questions and share their experiences, including a discussion about the ECC Highways Devolution Scheme

JT advised she had attended the Loan Shark Charter earlier in the year and asked if BALC could be involved to help support victims by signposting where support can be found. ML advised his Council received a big rates refund by asking BDC to check the charges. PL said he felt that the ECC Devolution Project was a lot of work for a little reward. It was generally agreed that the scheme was unworkable due to the bureaucracy and limitations imposed.

6. Date of next meeting:

Thursday 27 January 2022 at Braintree District Council and by Zoom for members that are unable to attend

Guest speaker – Chris Siddall ECC LHP Chairman (to be confirmed)

The meeting closed at 8.50pm.

