

**MINUTES OF THE BOWERS GIFFORD AND NORTH BENFLEET
PARISH COUNCIL MEETING
HELD AT THE BENBOW CLUB BOWERS GIFFORD
ON WEDNESDAY 26 FEBRUARY 2014 AT 7.30 PM.**

PRESENT:

Councillors: R.Smillie (Chair)
B.Wall: R.Griffin: N.Tyler: B Foster

Officer: Karen Hawkes (Acting Parish Clerk)

Members of the Public: 18 Members of the public

124/14 APOLOGIES: Christine Barlow – Parish Clerk due to temporary absence. Karen Hawkes, Noak Bridge Parish Council Clerk, deputising at the meeting for the purpose of taking minutes in the Clerks absence.

125/14 DECLARATIONS OF INTEREST: To receive any declarations of interest to any agenda items in accordance with Part 2, Paragraph 9 of the Members 'Code of Conduct. **No declaration of interest received.**

126/14 MINUTES: Confirmation of minutes of the meeting held on 29th January 2014.

The minutes of the meeting held on the 29th January 2014 were agreed as an accurate record of the meeting and were signed as such by the Chair, Councillor Robert Smillie.

127/14 POLICING:

PCSO Emma Spurr, Basildon East Neighbourhood Policing Team Officer, reported that the problem of fly – tipping was increasing and if residents are able to obtain a registration number and report it to 101 then the fly-tipper can be prosecuted.

Councillor Smillie asked if security cameras would help with the problem; Emma stated that there might be an issue with cameras pointing on a public highway. Karen Hawkes, the Acting Clerk, stated that in Noak Bridge security cameras had been installed on the public highway and these had been very beneficial in deterring anti-social behaviour.

PCSO Spurr reported that there were still car parking issues at Ilfracombe Avenue and St Margaret's School and laminated signs have been given to the school to attach to the railings outside the school but to date these have not been used.

Burglaries are a problem in all areas and residents are reminded to keep

windows and doors locked.

128/14

BASILDON BOROUGH COUNCIL REVISED LOCAL PLAN CORE STRATEGY CONSULTATION:

A presentation on the revised Local Plan Core Strategy was received from Matthew Winslow, Basildon Borough Council Planning Officer. Matthew updated on the Core Strategy in general and highlighted issues and answered questions relating to the Parish. He stated that the original Core Strategy was prepared in 2012 and consisted of low scale development of 6,500 new homes, proposed without development of the green belt. During a consultation period of 6 weeks it was noted that 3,300 comments were received generally in favour of the revised Core Strategy. However, stakeholders and statutory consultees criticised the way the Plan had been developed stating that it did not allow for predicted growth so was unadoptable under the National Planning Policy Framework.

The revised plan has been based on growth needs from 2011-2031, and assumed there will be a rise due to natural growth, migration into the Borough and the economic position in the Thames Gateway.

The Revised Core Strategy consists of: (i) 16,000 new homes (ii) 276 Gypsy and Traveller Pitches and (iii) 49 Hectares of employment land. 9,100 homes and 11 Hectares of employment land must be built within the Green Belt. Of the 16,000 new properties, 3,500 properties have already been built or have received planning permission.

Option 2a was the preferred distribution of development for Basildon Council

Settlement Type	Name	Dwelling Provision	Employment Provision
Main Settlement Area	Basildon (inc Laindon and Pitsea)	10,125	48 Ha
Towns	Billericay	2,500	0.3 Ha
	Wickford	2,800	0.7 Ha
Service Settlements	Crays Hill, Ramsden Bellhouse, Bowers Gifford	200	0 Ha
Unserviced Settlements	13 Plotland Settlements	375	0 Ha
	Total	16,000	49 Ha

Matthew stated that some properties may be built as 'infill' so would be located within the green belt areas where there are already properties within that location, permission would be sort for the natural gaps within the

properties. The new properties would be built to a standard to complement existing properties. Residents questioned that currently Essex County Council do not maintain the roads in those areas and residents fund all repairs themselves. Planning Officers stated Basildon Council could not confirm what the situation would be for the new properties.

Councillor Smillie asked whether the development could be built to the South of the A13. The planning officers stated that this was not possible as there are protected wildlife areas and also there had not been any land identified in that area in the Strategic Housing Land Availability Assessment.

Residents were urged to submit their comments on the Strategy and informed that this could be done online via the link through the Basildon Council website, as a letter or by email, but that all correspondence must state the residents' full name and address or the comments would not be considered.

The Parish Council made no comment on the Strategy during the presentation and as the close of the consultation was the 18th March Karen Hawkes suggested that they may want to consider requesting an extension of time if comments were going to be agreed at the next Parish Council meeting.

129/14 PUBLIC PARTICIPATION: Public participation session.

It was considered that the public present had been given the opportunity, within the prerequisite frame, to ask questions during the Local Plan Core Strategy.

130/14 PARISH CLERK'S REPORT: To update on relevant business since the last meeting.

Karen Hawkes, Acting Clerk, informed the Parish Council of the report as supplied by Christine Barlow, Parish Clerk, in her absence.

Item 111/13 – To update as follows:

(i) Pothole in Westlake Avenue o/s No 20: Reported via Essex County Council website and an update on the site to the enquiry stated that repairs were complete. However, the resident whose property it was adjacent to stated that it had not been repaired.

(ii) Old Church Road, road surface: Reported again to Essex County Council.

(ii) Blocked and silted drains within Parish: Reported to Basildon Council Cleansing department.

(iii) Wood pile beside the recycling depot in Pitsea Hall Lane: The premises were subject of a planning application and on the agenda. Chris Barlow, the Parish Clerk, had spoken to the ECC Officer dealing with the case and had been advised by her that the matter of the wood pile would be investigated and action taken to reduce the height if necessary.

(iv) Sadlers Farm: Information still to be obtained.

(v) Planning Application 14/00010/FULL - The Old Rectory, Church Road, Bowers Gifford, SS13 2HG: Comments forwarded from the previous meeting by email but the application will be discussed again on agenda.

(vi) The Bull Public House: Planning application on the agenda.

(vii) Parking at St Margaret's School: Further meeting with school requested but a date had as yet to be agreed.

Item 112/13 Policing: Comments made about drug dealing within the Parish had been passed on to the Police as information.

Further update on issues previously raised at meetings:

Item 100/13: (ii) Overgrown shrubs at junction of William Road/Pound Lane: Shrubs now pruned

Item 106/13: Lighting column 20 London Road and the one next to it (No 18) had been reported by the Clerk as not working. As reports received advised they were still not working it had been reported again.

Item 106/13: The condition of pavements and roads - The Clerk had spoken to Essex County Councillor Keith Bobbin and the relevant information concerning the Parish paths and roads had been sent by email. No response had been received from Councillor Bobbin to date.

Item 113/13: Email sent to the Planning Inspectorate confirming the names of Councillors to speak at the Little Chalvedon Hall Farm Development Appeal Hearing.

Item 116/13 TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 13/01270/FULL

Rear conservatory - 7 Bowers Court Drive, Bowers Gifford, Basildon. Essex.

Councillor comments on application passed to planning. *“Councillors had no objection to the application but were concerned it may be refused in view of its size and as additional building in the green belt. They considered neighbours may also raise objection and would need to make their own representation”*

Item 122/13: Savage Gates Automation had met with Councillor Wall & Tyler on 17th February and the gate design discussed. Further discussion regarding design would be considered at Parish Council meeting to enable all Councillors to consider proposals.

Additional Items: (i) Dumped caravan in Burnt Mills Road – removed and (ii) Dumped fridges in Pound Lane to be removed 26.2.14

(iii) TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 14/00207/OUT

Outline application for residential development - Land Junction of Pound Lane, Clifton Road, Bowers Gifford, North Benfleet,

This planning application had been received too late for meetings' agenda but agreement had been obtained to consider at Parish Council meeting on 26th March 2014.

(iv) **Parish Council noticeboard, Pound Lane:** Noticeboard hit by a large vehicle, believed to be a Black 4 x 4 Range Rover, on Friday evening 21st February. Parish Council Insurers have been contacted and an estimate to repair /replace was being obtained. Incident reported to the Police.

(v) Basildon Council informed of Community Event on 17th August 2014 and Event pack received, to be completed and Risk Assessment to be carried out.

131/14 FINANCE REPORT: To inform on financial matters since the last meeting.

Financial statement presented to meeting as follows:

Balance at 22 nd January 2014	£21,563.53
Balance at 23 rd February 2014	£21,152.56
Payments made:	
Clerks Net wages January 2014	*£ 410.97
Payments received	Nil

132/14 PLANNING APPLICATIONS: Councillors to review and comment on Planning Application/s under the Town and Country Planning Act 1990 (as amended)

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 14/00046/FULL: Detached Garage. – Clissold, Lower Avenue, Bowers Gifford, Essex – **no objection**

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 14/00148/FULL: Convert existing six bedroom house into 2 No. three bedroom houses - Bonville Farm House, Southend Arterial Road, North Benfleet, Essex – **no objection**

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 14/00010/FULL: – Change of use to an entertainment venue for weddings and corporate events (Weekdays & Weekends) - The Old Rectory, Church Road, Bowers Gifford, Essex

Councillors stated that they were unable to comment on this planning application as the deadline for comments had passed. However, Councillors stated that they wanted to see a copy of the licence which has been granted.

Concerns were raised by residents that the licence application was received extremely late by the residents and the Parish Council, not allowing for sufficient time for comments to be submitted. Residents and Allen Jose, Crematorium Manager, raised concerns regarding the license which had been issued. The license allows for loud music to be played in the garden from 5.30pm – 12am on a Friday and Saturday and played indoors on all other days of the week. Environmental Health Officers recommended refusal of the application yet it was still passed. Residents informed that the building may have a covenant on the property although Councillor Foster stated that this could be removed on application by the new owners.

Allen Jose stated that he intended to appeal the license which had been granted and asked for the Parish Council's support in this appeal process. Councillor Smillie stated that prior to agreeing this he would like to arrange a meeting with J.A. Holdings, the owners of the Old Rectory and the Parish Council to establish what the plans were for the building. There is 21 days to appeal the decision regarding the licence application. The Parish Council to request a copy of the licensing decision.

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 14/00041/FULL: Demolition of existing public house, and the erection of 23 dwellings (2 x 2 bed; 18 x 3 bed, and 3 x 4 bed), with access roads, parking, amenity space and landscaping - The Bull, London Road, Pitsea, Basildon SS13 2DD – **no objections.**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) - APPLICATION NO: ESS/69/12/BAS: Change of use to waste recycling and materials recovery facility and erection of building, containment wall, hard standing, roadways, fencing, parking, storage areas and ancillary development (part retrospective) **Location:** Land to the South of Terminus

133/14 Drive, Pitsea Hall Lane, Pitsea SS16 4UH – **no objections.**
PLANNING DECISIONS: To notify of any planning decisions received in respect of planning applications considered at previous Parish Council meetings.

No notifications of decisions received

134/14 **LITTLE CHALVEDON FARM DEVELOPMENT APPEAL:**

Councillor Griffin reported that she had spent two days at the Planning Appeal as had Parish Councillors. The main points that had been raised were:

The appellant, Meridian, had stated 203 jobs would be created immediately if development were to take place and that Basildon Council would gain more Council Tax so should be supportive of the application. Basildon Council representative, Robin Bennett, was cross examined on the document produced for the 17th September Development Control and Traffic Management Committee meeting which was now considered to be irrelevant due to the Core Strategy consultation.

The appellant expert witness, who wrote the plans for the development, had only spent 18 hours within the area. He stated that a new shopping space would be created as there is only one corner shop and that the area needed more shops. He was then reminded that there had been 4 shops but since the opening of Tesco Extra in Pitsea 3 of these had closed.

A transport and drainage report was discussed and photos of flooding in Pound Lane were provided to the Inspector. Meridian's, expert witness, stated that there were pavements all along Pound Lane and when informed this was not the case the appellant stated that he must have made an omission. There were also queries raised regarding the s106 expenditure. It was expected that the s106 money would be used to widen the junction of Pound Lane with the A127 although when the document was produced there was no provision made for s106 money to be spent on this. The appellants have now stated that the main entrance would be Burnt Mills Road.

Any decision regarding the appeal will be not be made at the end of the hearing , which was expected to last several days , but would made by the Secretary of State in due course.

135/14 **WESTLAKE PARK IMPROVEMENT WORKS:**

Works on the second phase of improvements to Westlake Park would start week commencing 17th March. A letter had been hand delivered to properties abutting the park. Two phone calls had been received with questions regarding the plan, which were answered by the Clerk, but both were in support of the initiative. A request for the release of grant money had been

sent to Veolia North Thames Trust and Basildon Borough Council.

Councillors considered the design for the new gates. All present **AGREED** on the design as presented and the Parish Clerk would inform Councillors when the gates were to be manufactured.

136/14 FEEDBACK ON MEETINGS ATTENDED BY COUNCILLORS:

Councillor Griffin reported that the minutes of the Resident Association would be forwarded to Christine Barlow, the Parish Clerk.

Parish Councillors had attended a meeting at the Crematorium with Mr A Jose in relation to the Old Rectory planning application.

137/14 DATE OF NEXT MEETING: Wednesday 26 March 2014 at the Benbow Club, Pound Lane, Bowers Gifford commencing at 7.30 p.m.

