

**MINUTES OF THE BOWERS GIFFORD AND NORTH BENFLEET
PARISH COUNCIL MEETING
HELD AT THE BENBOW CLUB BOWERS GIFFORD
ON WEDNESDAY 28 JANUARY 2015 AT 7.30 PM.**

PRESENT:

Councillors: R Smillie (Chair): G.Guenigault

In attendance: Christine Barlow (Parish Clerk)

Members of the Public: 11

110/14 Apologies:

Councillors Bernard Foster and Nigel Tyler due to illness.
Essex County Councillor Bobbin

111/14 Declarations of member's interest: To receive any declarations of disclosable pecuniary interests, other pecuniary interests or non-pecuniary interests by members relating to any agenda items: **None received.**

112/14 Public Forum: To enable residents to raise issues of concern with Parish Councillors (The time allowed for this item is 15 minutes)

(i) A resident asked for advice on what action could be taken if an enforcement notice issued by Basildon Council had not been actioned and appeared to have been ignored. The Parish Clerk was asked to make enquiries regarding any action taken.

(ii) A large green metal container had been dumped at the junction of North Benfleet Hall Road/Pound Lane together with several bags of rubbish. There had also been fly-tipping in Old Church Road and Church Road. **Action:** The Parish Clerk was asked to report the matter to the appropriate authority and request the offending items be removed.

(iii) Residents asked if there was any update on the accident which occurred at the beginning of January at the junction of Pound Lane / London Road and again raised the issue of the traffic light sequence at this location and also the lane layout at Sadlers Farm junction which was causing some confusion, especially in respect of the bus lane and traffic lights. It was considered that several near misses had happened which had hitherto gone unreported. Councillor Foster and Essex County Council Councillor Bobbin had raised the issues at Basildon Highways Panel meetings without apparent success. Councillors would continue to pursue the

matter for a response and request action to be taken.

(iv) Residents raised their concerns regarding the condition of the verge on both sides of Exchange House, Pound Lane, which had been churned up by lorries and the debris surrounding it. The Parish Council advised that this issue had already been reported to the authorities but as yet no further update was available.

(v) Councillors were asked what action could be taken regarding residents putting their refuse and recycling sacks days before normal collection day. The meeting was advised that the Parish Council would investigate the claim and where found to be proven would send a letter to the offending household .

113/14 Minutes: To agree the minutes of Parish Council meeting held on Wednesday 10 December 2014.

The minutes of the previous meeting were agreed as an accurate record of the meeting and signed as such by Councillor Robert Smillie, Chair.

114/14 Parish Clerk's Report: To update on relevant business and correspondence received.

Feedback from the previous meeting:

Item 100/14 (i): A quotation to extend the path in Westlake Park to join the existing path had been obtained and also the small intersection at the top of the car park. Basildon Council had been consulted on the proposals and confirmed they were able, in principle, to cover the cost of the installation of bollards across each intersection to prevent illegal vehicular access to the main areas of the Park.

Action: Councillors had **AGREED** for the Parish Clerk to submit an "Expression of Interest" form to Essex County Council's Community Initiative Fund in order to make an application to apply for funding for the project.

Item 105/14: The Parish Clerk had informed Basildon Council of the Parish Council's decision in respect of the Annual Precept amount for 2015/2016 as per agreement at their meeting on 10th December 2014.

114/14/1 Information on other matters:

(i) Fun Walk 2015: This will take place at Barleylands Craft Centre on 12th July 2015 and it was hoped that more people would take part to increase the money raised in previous years. It was pointed out that in addition to the sponsorship obtained by the Parish Council an additional amount in the form of a 'Bonus Pot' increased the money raised. All monies were used to help support projects the Parish Council undertook within the Parish.

(ii) Police Partnership Meeting 28th March 2015: Councillors to advise the Parish

Clerk if they wish to attend

(iii) Flooding: Councillor Bernard Foster and the Parish Clerk, had met with Essex County Council Officers regarding flooding in Pound Lane, Burnt Mills Road and Elm Road. As a result of the meeting the Parish Clerk had been informed that the culverts in Burnt Mills Road were to be cleared and residents were to receive letters reminding them of their responsibility of keeping ditches clear of debris and undergrowth to help prevent further flooding.

The Parish Council would also be endeavouring to contact affected households whose homes were flooded internally in 2013/2014 and to work with Essex County Council Flood Team to see if a government grant could be obtained to install flood defences to protect against flooding in the future.

(iv) Councillor Training: The EALC was holding a two day training session for Councillors on 5th February and 5th March 2015. Councillors to advise the Parish Clerk if they would like to attend.

(v) Speed reduction: A letter had been received from Essex County Council regarding proposals to install traffic calming measures and signage in Pound Lane adjacent to Harrow Road to prevent large lorries of 7.5 tons or more from using Pound Lane and Burnt Mills Road to access the industrial areas. Consultation letters were to be sent out, by ECC Highways, to residents from Katherine Road to North Benfleet Hall Road asking for their comments. The consultation did not cover other area of Bowers Gifford and copies had been made available for the residents to take away from the meeting.

Action: Councillors would discuss and prepare a comment in response to the proposals.

(vi) Traffic calming: A letter had been received from a resident in Lee Road regarding concerns in respect of speeding in Pound Lane.

115/14 Policing: Local Police to attend and inform of policing activities for Bowers Gifford & North Benfleet.

The Police were unable to attend the meeting, however, it was confirmed by a resident, that there had been two attempted burglaries in Bowers Court Drive over the previous weekend.

116/14 Finance: To report on Parish Council finances.

The current position regarding the Parish Council finances were presented to the Council as detailed below:

Balance at bank as at 10 th December 2014	£4,323.04
Balance at bank as at 28 th January 2015	£2,638.55

Summary

Payments

£1,684.49

Receipts

Nil

The balance in the bank included fundraising receipts from the August Fete and Fun Walk, which were ring-fenced for Parish Council projects. The Parish Clerk reiterated the need to review the Annual Precept amount each year to ensure sufficient reserves were kept in case of unexpected expenditure.

The Parish Clerk was in the process of applying for a refund of VAT in respect of invoice payments already made.

117/14 Flooding issues: To update on action taken by Councillors.

The flooding issues had been covered in the Parish Clerk's report.

118/14 Planning: Councillors to review and comment on Planning Application/s under the Town and Country Planning Act 1990 (as amended)

To discuss and comment on Planning applications received and to include discussion and feedback on:

14/01468/DEMBAS – The Old Rectory, Church Road, Bowers Gifford.

An application by the new owners of The Old Rectory, J A Phillips Holdings Limited, to demolish the building had been granted by Basildon Council. In considering the application planning officers found that there were no grounds to refuse the application and, in addition, English Heritage did not consider the building to be of significant national or architectural importance to be of a listable standard, and Basildon Council do not, at the present time, have a local list for recording buildings in the district of historical local interest. Basildon Council did however include conditions in granting the application which the company would have to carry out before demolition took place. In considering the conditions J A Phillips Holdings considered that Condition 1 and Condition 3 were appropriate but had lodged an appeal against Condition 2 which stated that “ *No demolition of any kind shall take place until the applicant has secured the implementation of a programme of historic building recording in accordance with a written scheme investigation which has been submitted by the applicant, and approved by the planning authority*”

Basildon Council sighted their reason for setting the condition as; “*The Old Rectory was a building of local historic interest, situated within a historic moated site, which may be medieval in origin. The significance of the heritage asset therefore needed to be regarded prior to demolition*”

The Parish Council had also received representations on the matter from local residents and St Margaret's Church, stating their concerns regarding the loss of the building as a part of local history.

The Parish Council had made clear their views on the demolition prior to the application for demolition being granted. They had also approached Mr Jim Phillips, the owner, with a view to meeting him to discuss his plans but at the present time the request had been declined stating the plans for the building were unclear. The Parish Council opened up the agenda item for general discussion. Those present raised concerns regarding the demolition and future use of the site and the fact that historical buildings were being lost to the Parish.

Action: The Parish Council asked the Parish Clerk to forward to Basildon Council, as a matter of public record, their concern that yet another piece of local history would be lost to future generations and that in preference a better use of the building should be considered by the owners. As Basildon Council had already granted demolition, and in the absence of any other alternative proposal which preserved the property intact, they supported Condition 2 and the need to record, with photographic evidence, the internal and external façade of the property on historical and architectural grounds before the being demolished. The Parish Council also urged Basildon Council to take the opportunity to implement a “local list” so that the history of the area could be preserved in the future. The Parish Council would also continue to press for a meeting with the company to discuss their proposals for the site.

**118/14/1 TOWN AND COUNTRY PLANNING ACT 1990 – APPLICATION NO:
14/01298/FULL**

To replace the existing dwelling with a two storey chalet style property –
17 Westlake Avenue, Bowers Gifford, Essex

Councillors could see no major changes to the application previously submitted and then withdrawn (Planning Application No: 14/00999 FULL) and their comments were the same as stated in the minutes of their meeting on 27th August 2014. Although there was a need to consider the mix and designs of new properties within the Parish, when looking at planning applications, the design of this property was similar to others in the street and as such was in keeping with other properties which had also been extended. Consideration needed to be given in regard to any windows which might impinge on adjacent properties and neighbouring properties might also have a view in this respect.

Action: The Parish Council concluded they had no objection to the application save for the comments made.

118/14/2 Update on Planning decisions:

Ref:ESS/69/12/BAS: Land South of Terminus Drive, Ptsea Hall Lane, Pitsea
SS164UH

Essex County Council had refused the original application by Heard Environmental for a Change of Use to a waste recycling and materials recovery facility and

associated buildings and an enforcement notice was served in respect of the unauthorised erection of a building and associated lobby. The company had lodged an appeal to the Secretary of State on 9th December 2014 (Ref: APP/Z1585/W/14/30000681/689) against the refusal and this was currently being considered.

- 119/14 Basildon Council Neighbourhood Planning Support Policy Consultation:** To discuss the response by the Parish Council to Basildon Council in respect of this consultation.

Councillors **AGREED** to defer this item to the next meeting to enable more time to consider and further discussion.

- 120/14 Feedback on meetings attended by Councillors** - To briefly update Members on meetings attended by Councillors.

Councillor Foster had provided, in his absence, a written feedback on the four meetings he had attended:

Association of Basildon Council's (ABLC) Meeting: The Association had been asked by Basildon Council to discuss, with them, a review of their Terms of Reference. The consultation on the Neighbourhood Planning Support Policy was also discussed but all members felt that until the aims of the plan were set out, any meaningful conclusions could not be determined.

Basildon Council Standards Meeting: Councillor Foster attends as representative of the ABLC. At the meeting a review of the Committee's decision processes and arrangements were agreed.

Highways Panel: Essex County Council have restructured the Travel Plan Team and were looking at school parking problems. Currently information is being collected from all schools in the area to build up comprehensive data on traffic numbers and Councillor Foster would closely monitor as this was a significant topic for the problem in our own area. Following pressure ECC had agreed to reinstall the barriers at Old Church Road in an attempt to reduce fly-tipping. The issue of the traffic lights at Pound Lane / London Road and the recent major accident, previously discussed, where a driver had to be cut from her car, was raised but information received concluded there has to be at least 4 reported occasions before an investigation is authorised. Councillor Foster will continue to pursue for a resolution to this issue.

Patel Practice, Pitsea: The Doctors Surgery in Rectory Gardens, Pitsea is to change its name and the surgery capacity is to increase. Patients were being offered the opportunity to have a say on future requirements and services. The Practice was inviting comment either via direct contact, or residents could contact Councillor Foster or the Parish Clerk and their comments would be passed on.

Bus Transport meeting: Councillor Guenigault, as the Parish Council

representative on the Panel, will be attending the Bus Transport meeting on 4th March 2015.

121/14 Events and Project Proposals: To discuss plans for events and projects in the Parish.

Following discussion, which was also opened to the audience, the following suggestions were made:

- (i) Solutions to alleviate the issue of dog mess in the Park. It was suggested more signs were needed to alert dog owners to their responsibility to pick up after their animal. It was suggested that the Parish Council might also investigate the possibility of putting measures in place to enforce, although this might be too costly for the Parish Council to implement. **Action:** To ask Basildon Council how such a measure can be enforced and what the procedure was.
- (ii) Bowers Gifford in lights at Christmas.
- (iii) The Grand Opening in April or May to celebrate the improvements undertaken in Westlake Park over the previous year.
- (iv) A consultation to obtain residents views on future project for the Parish. The Parish Clerk was asked to put together a flyer to ask residents for their views.
- (v) An event linking the 200th Anniversary of Waterloo and its local link with a resident, John Cole, a Grenadier soldier, who fought at Waterloo, lived in the Parish and is buried in the Parish.
- (vi) A summer or Christmas event.

Action: To discuss all the ideas put forward and make a decision on which was the most achievable.

122/14 Date of next meeting: To confirm the date of the next Parish Council meeting.

The date of the next meeting was confirmed as 25th February 2015 at 7.30 p.m. in the Benbow Club, Pound Lane, Bowers Gifford.