

# MEETING OF THE BLACKMORE, HOOK END & WYATTS GREEN PARISH COUNCIL

Held on Thursday, 18<sup>th</sup> April 2013 in the Committee Room of Tipps Cross Remembrance Hall.  
Commenced at 7.30pm.

Members present: Cllr Watley (Chairman), Cllr Keeble (Vice Chairman), Cllr Bennett, Cllr McCarthy, Cllr Dean, Cllr Frost, Cllr Mason and Cllr Town. Also present, Susan Barnes (Parish Clerk) and Rosemarie Nelson (Treasurer).

Apologies for absence were received from: Cllr Henwood and Cllr Spiers. County Cllr Ann Naylor also tendered her apologies.

Also present: Terry Smith, Herald Magazine.

## **AMENDMENTS**

The March minutes were signed by Cllr Watley as a correct record with nil amendments.

## **DECLARATION OF INTEREST**

Nil.

## **CO-OPTION**

The Parish Council co-opted Mr Edward Hall onto the Parish Council. He had been a Parish Councillor for many years prior and he accepted the post by signing the 'Acceptance of Office' Register. The Clerk witnessed this by also signing the register. The Clerk handed Mr Hall the Good Councillors handbook, Standing orders and Codes of Conduct regulations along with the pecuniary interests Forms he will need to complete and hand back for inclusion on both the Borough Council and Parish Council websites. The Clerk and Councillors welcomed Mr Hall back onto the Parish Council and looked forward to working with him again.

## **OPEN FORUM**

Cllr Watley welcomed the meeting. There were approximately 50 Blackmore residents and a member of the Press from the Brentwood Gazette in attendance. The residents wished to raise objections to the recent planning applications 13/00250/FUL and 13/00251/LBC in relation to the Bull Public House, Bull Alley, off Church Street, Blackmore.

### **Objections raised:**

To the proposed two dwellings being built in the current beer garden. This would be detrimental to the character and use of the public house and restricts space in the current beer garden amenity.

It is a Grade II listed building and should therefore be protected.

Parking for the occupants within the proposed car lodge and 6' high wall would reduce the view of the listed building of the Bull from the Main village green.

It is on green belt land in a Conservation Area.

The proposal goes against the basic principles of CP1 for the need to conserve and enhance the character and appearance and historical heritage of the site and surrounding area.

The Blackmore Conservation Area Appraisal and Management Plan issued by Essex County Council, 2008 endorses the need to keep the open green spaces of the conservation area and the significance of the original building line as an outline of the original boundary to the historic green. There is also much historic mention of historic Bull Alley and its significance with its

views onto the Green. It also mentions that the conservation area should be preserved and not eroded by any new development that might take place.

A Parishioner evidenced a signed petition with over 350 names objecting to the proposed development, the petition was ongoing and was also placed on her website and a copy forwarded to the Planning Department at Brentwood Borough Council.

Objections were also raised to the 'unapproved' works to the interior of the Bull public House including photographs showing sandblasting of the interior supporting oak beams as well as structural and aesthetic alterations which had rather unsympathetically been made and seemingly without prior consent being given as should be the case for a Grade II listed building.

In addition to the above points, Cllr Andrew Watley read out a report made by the Planning Committee of the Parish Council with the following additional comments to the application which he would forward to the Planning Department at Brentwood Borough Council immediately. It read as follows:

*The PC feel the Planning Department and BBC should be aware, if they are not already, of some of the background.*

There appears to have been no meaningful attempt to run the pub or restaurant since the applicant bought the property in 2010.

The reverse might be true in as much as the original bar has been ripped out since the property was acquired.

The upstairs has been converted into two flats without planning consent. If you refer to your files you will see the BBC Enforcement department checking on what had been done to the original beams upstairs – sandblasting etc – without any permission to work on a grade II listed property.

The property was bought for £425,000 approx.

The property is now on the market for in excess of £850,000 – an unrealistic price for a public house and a huge increase on what was paid.

We understand an offer has been made by a local person prepared to run the pub/restaurant for £525,000– but has been turned down. This would appear to be quite a reasonable offer to acquire the Bull and run as a business and also leave the applicant with a profit.

The track record would appear to signal the applicant as a property developer rather than a restaurateur or publican with probably no intention of running a business.

*Comments on the application.*

The garden is not a 'brown field' site as might be suggested in the opening of the Design and Access Statement.

The application refers to one existing apartment. When originally purchased by the present owner there was living accommodation above the pub. Since the acquisition the owner has converted this into two self contained flats with their own kitchens as advertised when trying to sell. We believe this has been done without BBC approval.

The planning application refers to 5 full time and 3 part time employees existing – this is incorrect as the property has remained closed since purchase. Re opening The Bull as a PH would of course create some employment.

The application refers to the cellar as being under used. This would be because the pub is not operational and no business being run at present.

The loss of the garden would, we feel, greatly reduce the amenity of the pub and thus reduce its customer appeal.

With the demolition of the storage and cellar we cannot see how this will not detract from the ability to run a public house or reduce the appeal to a potential buyer for so doing.

With the removal of the storage and cellar facilities it would appear that the applicant is slowly but surely positioning The Bull for a change of use to a private dwelling.

Given the seriousness of this situation the Chief Surveyor for the National English Heritage has been contacted and he has registered his interest in what has happened to the Grade II listed building already and what may happen in the future. Due to the pressure of time to get this report to you we are unable to include his findings. We will however continue to forward salient points as they arise or come to light and any comments or action that English Heritage may take.

The PC has had many contacts from parishioners complaining about this potential development and it is obvious that feelings run high within the village over the potential loss of this amenity. At our Parish Council meeting on Thursday 18<sup>th</sup> April over 50 local residents arrived at the meeting to register their concerns over this planning application and the Brentwood Gazette were also present to record the meeting.

Given our comments and observations we have made in this report, the petition that is ongoing and the many objections being registered by our Parishioners we strongly recommend that you resist this application totally.

**Action:** Cllr Watley would forward his report to Brentwood Borough Council's planning department immediately. He would contact and write to the English Heritage Organisation and ask for their assistance and intervention with the view to an internal and external inspection being carried out at the premises. Cllr Watley would also write to Eric Pickles MP and ask for his support. The Clerk would assist Cllr Watley in the above.

The open forum concluded at 8.20pm. Two Parishioners remained to listen to proceedings.

### **PRESENTATION – SUPERFAST BROADBAND**

Mr Navin Sankersingh, Project Manager for 'Make the Connection' met with the Parish Council to discuss the superfast broadband project for the Parishes. The Clerk had also invited neighbouring Parish Councils to attend. Mr Leslie Paye of Stondon Massey and Cllr Gerry Smith and Cllr Colin Enderby attended on behalf of Doddinghurst Parish Council.

Mr Sankersingh advised that approximately one third of the Country is below broadband speed and the Essex project has been given 6.5 million pounds to develop and bring superfast broadband up to speed and BT are the designated Contractors and they are currently at the procurement stage. He mentioned that approximately 77% of the County will get superfast broadband by 2015 which equates to about 24mgs per second. BT will respond within a two month period regarding requirements and improvement statistics.

Mr Sankersingh asked the meeting to register demand for superfast broadband within the Parish by signing the petition and survey as individuals and to promote this as widely as possible to show the demand for this within the Parished areas. This has been included on the Parish Council's website to promote this. It is unknown at present when it will be available and in which order of priority. BT will be responsible for deciding who gets the service first whether it is geographic, demand or commercial viability.

The Parish Council asked Mr Sankersingh if he would be happy to visit the Parish Council again in nine month's time with further updates which he accepted.

## CORRESPONDENCE

The Clerk reported on the following correspondence received at the Parish Office:-

- 2333** The Clerk had received an invitation for an event for the Chairman of the Parish Council to celebrate the Diamond anniversary of the Coronation of Her Majesty the Queen at Chelmsford Cathedral on Sunday 16<sup>th</sup> June at 6pm. The Clerk passed the invitation to Cllr Watley who would RSVP.
- 2334** The Clerk had received an email from Roger Blake, Clerk to Doddinghurst Parish Council regarding the state of the roads and kerbs within the Parish and Borough. This continues to be a problem and several complaints have been made about broken kerbs and pot holes in the Parishes.
- 2335** The Clerk had received an email from the Ahmadiyya Muslim Association. They are celebrating their Centenary year and are in the process of visiting all parts of the UK to share the work that they are doing in offering support to put a stop to extremism. Events are being held across the Country with the support of Parish and Town Councils to demonstrate this. They had asked if they could hold an event at the Parish / village hall. The Council asked the Clerk to write back and confirm they would be happy for them to hire the Tipps Cross Remembrance Hall should they require it for an exhibition.
- 2336** The Clerk had received the new bus timetables for the revised service of the 261 bus effective from 7<sup>th</sup> May. The Clerk passed copies around to all members present.
- 2337** The Clerk had received the RCCE annual membership renewal, cost £40.00. The PC agreed to renew and a cheque was signed.
- 2338** The EPFA had supplied entry forms for the annual best kept playing field competition, fee £10.00 The Clerk would enter the same categories as previous years.

## BOROUGH & COUNTY COUNCILLOR REPORTS

- 2339** Cllr Keeble reported that BBC are now putting labels on the waste bins indicating that bagged dog waste can be deposited in them. The Recreation Committee are monitoring both the dog waste bins and the refuse bins before deciding if the dog bin's can be removed altogether.

## REPORTS OF COMMITTEES

### POLICY & RESOURCES COMMITTEE

#### **2340** FINANCE

The following cheques were approved for payment and signed:

<b>£</b>	<b>Addressee</b>	<b>Description</b>
-	S Barnes	April Salary
-	Essex Pension Fund	April contributions
-	HM Revenue & Customs	April Tax and NI Contributions
-	R Nelson	April Book Keeping
75.00	Petty cash	April
165.00	S Barnes	Reimbursed – Bus Road Tax due by 30/4/13
2647.83	AON Insurance	PC Insurance renewal due 1/6/13
543.16	EALC	Affiliation fees 2013/14

1266.56	Giles Insurance Brokers	(Formerly BJK Insurance Brokers) – Bus insurance renewal
74.44	A to Z Supplies	Hall supplies - (hall reimbursed Nett amount of £62.03) – inv. 5105320/042
4.62	XSS	chargeable photocopies – inv. 14596
14.04	J Oddy & Sons	Goods supplied, inv. 118005
90.00	C McGovern	bus hire reimbursed – 31.3.13
196.50	T X R Hall	office rent (1/4)
843.24	K Stanbridge	Inv. 04/13 & 05/13
40.00	RCCE	Annual Membership
10.00	EPFA	Best kept playing field 2013 – competition entry fee

### **Receipts:**

The Clerk confirmed receipt of £1600 from Blackmore Village Hall in respect of invoice for £1600.00 for MUGA service charge for period up to 31<sup>st</sup> December 2012.

### **Payments:**

In accordance with the cheque run.

## **2341 FINANCIAL POWERS**

Mrs Nelson (Treasurer) reported that all was in accordance with the March finance reports as distributed prior to the meeting. Mrs Nelson reported that finances were currently just over £1,000 over budget on expenditure for the year but there was in excess of £5,500 extra income received which included just over £2,000 received from Cllrs Henwood and Keeble via BBC as a donation towards the new notice boards being sourced. Mrs Nelson wrote to BBC regarding the litter bin service refund and they were adamant that the full outstanding balance had to be remitted even though the forms did not get presented in the usual format. The Clerk and Cllr McCarthy confirmed that the information on the documentation supplied contradicted the works which had previously been carried out and they had admitted that the forms had been historically copied from previous forms instead of the inspections being carried out for a two to three month period. The Clerk confirmed that complaints had been received and processed with BBC along with copies of the diary dates and corresponding ‘photocopied’ service sheets in question. Mrs Nelson will write again and the Clerk will provide copies of inspection sheets to assist. This relates to the missed play area inspection services too. The Clerk will provide copies of these sheets too for purposes of the letter. The Clerk advised that she had received no play area inspection sheets or dog bin service sheets at all this month although Cllr McCarthy advised that he had seen the inspector on site this month. The Clerk was asked to look at alternative service providers for dog waste collections. She will forward information to the Recreation Committee for their next meeting. The Clerk could then liaise with other local councils to enquire if this would suit them also.

Cllr Bennett mentioned that the grass cutting fees looked quite high and Mrs Nelson would look at this. He also mentioned that the Magazine adverts were a saviour and the PC thanked Terry and Eileen Smith for their continued hard work

Mrs Nelson advised that she would have to tender her apologies for the May Annual Assembly and AGM meeting.

## **2342 COMMUNITY POLICE MEETING**

It was reported that the two recently appointed PC’s were leaving and there would be two new PC’s appointed.

## **2343 COMMUNITY BUS**

The Clerk handed to Cllr Keeble at the meeting the spare bus key which had recently been cut. The Clerk informed the PC of a recent hiring problem. A resident had hired the bus over the Easter weekend to drop his son and friends to Stansted airport and the return collection was scheduled for Easter Sunday, 31<sup>st</sup> March. However there was a power failure and at 6.30am the hirer was unable to get the garage doors open and Cllr Keeble was unavailable as he was away. The hirer had to call a taxi which cost him £120 and emailed the Clerk seeking reimbursement. The PC agreed on this occasion to reimburse the hirer in full less the fuel cost as he had not refuelled from his first day's hire.

**2344 BLACKMORE CENTRE FOR YOUNG PEOPLE**

Nothing new to report

**2345 BLACKMORE SPORTS ARENA – (formerly MUGA)**

Cllr Keeble confirmed all running OK at present and some minor repairs had been carried out such as new lights on the tennis courts within the MUGA.

**2346 MOBILE LIBRARY**

The Clerk reported the mobile library had been at Tipps Cross Remembrance Hall today. All services running OK.

**2347 BRENTWOOD BOROUGH PARISH COUNCIL ASSOCIATION**

Nothing new to report

**2348 ROADWAY RENTS (2013)**

Due to be invoiced April 2013.

**BLACKMORE MILLENNIUM PARK**

**2349 PROGRESS REPORT**

Cllr Keeble advised that all OK and the cockleshell footpath was due to be replenished possibly in June 2013 which he will organise quotations for.

**PLANNING COMMITTEE**

**2350 PLANS**

The Clerk had distributed the planning committee meeting minutes prior to the meeting. The following plans were discussed at the sub committee meeting:

**Meeting: 16<sup>th</sup> April 2013 -**

13/00181/FUL – No objections.

Cllr Watley advised that the application and appeal regarding 'Pendennis', Blackmore Road had been withdrawn.

Cllr Watley also advised that 'Pixies Halt' had shown a change of use but the removal of the grass verge outside had not shown up on BBC's reports.

As per the open forum section Cllr Watley will forward his report regarding the Bull Public House to Eric Pickles, MP.

The PC discussed the option of a local development plan which Doddinghurst Parish Council has done. The Clerk was asked to liaise with Roger Blake, the Clerk for Doddinghurst PC to ask for advice or to enquire if they have a template the PC could look at and discuss in further detail.

## **2351 OUTSTANDING ENFORCEMENT ISSUES –**

**Bluebell Farm - Spriggs Lane, Blackmore (mobile home)** - (History): The Clerk had previously chased Christopher Stathers, BBC planning department. He advised in his letter dated 22<sup>nd</sup> August 2011 that this item had been chased internally and a new case reference number issued against this case file which had been temporarily lost at BBC. The outstanding Enforcement Notice dated back to 19<sup>th</sup> August 2002 and required the removal of the mobile home and he could not at this present time trace any subsequent planning permission for the retention of the mobile home. He would therefore be investigating this matter further and would update us as soon as possible, and after he had made a further visit to the property. – **Still awaiting update.**

### **Plot 3, Oak Tree farm, Chelmsford Road, Blackmore, CM4 0PZ –**

Cllr Keeble advised that the appeal had been heard on 23<sup>rd</sup> November 2012 and the Secretary of State had won the case. This is now pending Eric Pickles decision.

**Land adjacent to Oak Fold, Hook End Rd, Hook End** - (History): Being looked into by BBC in relation to any enforcement action being taken by them as on green belt land – **Still pending update/decision.**

### **Kiln Farm, Mountnessing Rd, Blackmore – No updates for some time.**

**Pixies Halt** – To be added back onto the outstanding enforcements list – grass frontage been removed and replaced with driveway or hard standing. This belongs to the Highways.

**Action required:** Items being monitored and chased with BBC by Cllr Watley and the Clerk. Cllr Watley asked to investigate item relating to parking space at Elmfield with BBC.

**For investigation:** The Council raised the new parking space which had been created at Elmfield, Near Twites Farm. Cllr Watley to raise with BBC and ask they look into this.

## **ENVIRONMENT COMMITTEE**

There had been no Environment Committee meeting held this month.

### **2352 Drain clearance and road sweeping**

In accordance with committee meeting minutes.

### **2353 Village speed**

All ok and being monitored.

### **2354 Allotments**

Still looking for suitable site.

### **2355 Village pond - flooding**

Nothing new to report.

### **2356 Gunnells Corner – pavement (wheelchair access)**

Nothing new to report.

### **2357 Replacement tree on the pond**

In hand with Cllr Town.

**2358 Notice Boards**

In hand with Cllr Town. Cllr Town receiving alternative material samples and quotations. The Clerk reported that the notice board on Wyatts Green Road is currently unserviceable as the doors are jammed and the key stuck in the lock. The Clerk will ask Kevin to plane the swollen doors and replace the padlock and key so it is serviceable.

**2359 Bicycle Rack – Blackmore**

Cllr Town reported this is being well used.

**2360 Parking on grass verges - Blackmore**

Nothing new to report

**2361 Rats by pond**

Being monitored by pest control company. No further complaints.

**2362 Christmas lights**

Cllr Mason and Cllr Town met with supplier who discussed various options for the village of Blackmore. Cllr Mason is dealing with quotations etc.

**2363 Spring Clean (re-scheduling)**

Due to snow and bad weather the spring clean had to be cancelled on the 23.3.13. Availability of the Cllrs was discussed and the date of 4<sup>th</sup> May at 10.00am was agreed. The Clerk would advise the Scouts and Cubs accordingly.

**2364 Parish Planters**

Cllr Town to organise with Matthews Plants for Whitsun week, early June as advised by Matthew due to the recent poor weather.

**2365 Bus Service**

The Clerk advised she had received a letter from Roger Blake, Doddinghurst PC regarding complaints made to Regal Bus ways regarding the poor service and irregular buses. The PC had recently written to Regal Bus ways regarding the poor service levels along with the incident by the pond previously reported. The Clerk was in receipt of the new 261 bus timetable which she distributed to all present. On average the services had been changed to a service operating at one and a half hourly intervals. Being monitored.

**2366 Loose kerb stones (Plovers Mead)**

The Clerk had received further complaints and had reported this on the telephone and via the ECC online faults service.

**2367 Ditches – Loose felled debris**

i.e. At Soap House Corner, Blackmore Road (Wenlocks Lane to Tipps Cross Hall), Hook End Road (Hay Green Lane to Gunnells Corner).

The Clerk had reported this to BBC asking them to remove the branches etc from their recent hedge trimming carried out around the Parish.

**Other items:**

**2368** Blacksmiths Alley – Cllr Town reported that the end of Blacksmiths Alley was overgrown and untidy and asked the Clerk to liaise with Kevin to trim and tidy the hedge growth.

DATE OF NEXT MEETING: 8<sup>th</sup> May 2013 – 7.30pm at Crosse House, Church St, Blackmore.



## **HERALD MAGAZINE**

### **2369 NEXT EDITION**

Terry Smith advised that all was going OK at present. He also advised that the two debtors he recently reported had since paid up. He confirmed that the next deadline is the 25<sup>th</sup> April.

## **RECREATION COMMITTEE**

**2370** A Meeting of members of the Recreation Committee had taken place on Tuesday 9<sup>th</sup> April 2013 at Tipps Cross Remembrance Hall. All was in accordance with those minutes distributed by the Clerk previously. Copies of sub committee meeting minutes were distributed to all Councillors prior to the PC meeting. The Clerk read out a report from Kevin Stanbridge reporting the 'bonfire' mound of debris and old wooden doors etc which had been unofficially erected in the Millennium field by the Sports and Social Club/village hall. The children had been taking the doors and wooden debris from the pile and using it in the car park to form cycle and skateboard ramps and jumps and was potentially dangerous to both the drivers and the children themselves. Cllr Keeble was asked to look into this and ask the Committee to stop using the area as a bonfire zone so far away from the November fireworks display evening. Kevin Stanbridge had also advised that he had been approached by the cricket grounds man and asked to trim back the overhanging branches next to the cricket area. Cllr Keeble was asked to remind the cricket and sports teams that all work must come via the Parish Clerk and the Clerk would remind Kevin of this also.

### **Ted Marriage Recreation Field**

Dog waste bins – being monitored and audited

Cllr McCarthy advised that as of next month Cllr Dean would be handing over the PC's play area inspections to Cllr Mason for the Ted Marriage Field

### **Mill Lane Recreation Field**

Dog waste bins – being monitored and audited

### **Walter Hobbs Recreation Field**

Dog waste bins – being monitored and audited

B.2.08/E.6.10 - Football pitches - All in hand with Cllr Keeble

C.11.10 – Goal posts – All OK

### **Grant progress Report (Walter Hobbs Play area incorporating surrounding fence)**

a) Grant with Essex Environment Trust – (Deeds) – The Clerk and Cllr Watley had signed the deed and the Clerk had processed this with Essex Environment Trust (EET). All on schedule.

b) Other Grant applications sought – The Clerk had submitted a preliminary application for the remaining £16,000 to the Big Lottery Fund 'Reaching Communities' award and was pending an outcome in the next two to three weeks.

c) Suppliers – Nothing new to report

**Items to monitor – all recreation areas:** Inspection reports (BBC) for both play area inspections and dog waste services.

## CLERK'S REPORT

- 2371 Councillor's signed and completed 'pecuniary interests' forms** – BBC had contacted the Clerk and advised they now needed full copies to be supplied for inclusion on their website. The Clerk had redacted all signatures and forwarded accordingly. She had also supplied same to Cllr McCarthy for inclusion on the Parish Council website.
- 2372 Real Time PAYE reporting with HM Revenue and Customs** – The Clerk had reported that after some technical teething difficulties with HMR&C, both the Parish Council and Tipps Cross Remembrance Hall were in the process of going online. In hand with Mrs Nelson and the Clerk.

<b>2373</b>	<b><u>COMMITTEE MEETINGS</u></b>			
	Environment	8.5.13	7.30 pm	Crosse House, Blackmore
	Planning	29.4.13	5.30 pm	Anvil House, Blackmore
	Recreation	7.5.13	7.00 pm	Tipps X R Hall
	TX Management	14.5.13	8.00pm	Tipps X R Hall - (AGM)
	<b>Parish Council:</b>			
	-Annual Assembly	<b>16.5.13</b>	<b>7.00pm</b>	<b>Tipps X R Hall</b>
	-AGM	<b>16.5.13</b>	<b>7.30pm</b>	“ “ “

### *ANY OTHER BUSINESS – (for discussion only)-*

- 2374** Cllr Keeble mentioned the poor state of repair of the telephone box outside the Blackmore Post Office. The Clerk confirmed that as this was a booth the PC was not allowed to purchase from BT and it was still serviced by them, the Clerk was asked to contact BT and ask them to come and clean and service it to bring it up to a an acceptable standard.
- 2375** Cllr Bennett raised the problem of speeding vehicles through Hook End and Wyatts Green and was very disappointed that this problem is not enforced.
- 2376** Cllr Town asked if the Clerk could supply an up to date list of Cllr Contact details.
- 2377** Cllr Dean re-iterated the problem of speeding traffic and heavy vehicles through the villages. Cllr Keeble mentioned that at a recent police meeting it had been suggested that local residents and volunteers could be trained to use speed guns and carry out village speed checks themselves in the Parishes but with the lack of volunteers this was impossible to monitor.
- 2378** Cllr McCarthy reported that he had reported to BBC recent fly tipping at Hay Green Lane and he was pleased to report it had promptly been removed.
- 2379** Cllr Watley passed around leaflets courtesy of Cllr Spiers regarding Bee keeping which might be of interest to local farmers. Cllr Spiers could discuss this in more detail at the next PC meeting but the PC was asked to consider the information in the meantime.

*There being no further business, the Meeting closed at 10.25pm*