

Bradwell with Pattiswick Parish Council
Minutes of the Parish Council Meeting
held on Monday 8th October 2018 at 7.30pm in Bradwell Village Hall

Present: Councillor Tony Dunn - Chairman
Councillor Glenn Lockey – Vice Chairman
Councillor John Bedford
Councillor Craig Evans
Councillor Lesley Kinder
Councillor Gareth Pritchard

In attendance: Mrs Christine Marshall (Parish Clerk & Responsible Financial Officer)
Mr Mark Jackson (MJ) of Mark Jackson Planning on behalf of McDonnell Mohan Ltd and Mr Jonathan Forbes Brown for item 18/123
Two members of the public (items 121 to 123 only)
One member of the public (full meeting)

18/121 WELCOME AND APOLOGIES FOR ABSENCE

Cllr Dunn opened the meeting and welcomed those present. Apologies were received from Cllr Webb. **It was resolved** to accept the apologies of Cllr Webb. **Proposed: Cllr Kinder, seconded: Cllr Pritchard.** Apologies were also received from District Councillor Bowers-Flint and County Councillor Abbott.

18/122 DECLARATIONS OF INTEREST

All Councillors declared an interest in the Neighbourhood Plan as residents of the Parish.

18/123 PRESENTATION – LAND TO WEST OF BRADWELL

Mr Jackson explained the background to the proposals now presented that incorporated the permission granted on appeal for the development of three properties off Rectory Meadow at the redundant scaffolding area. Conditions were applied to this permission, including works to contaminated ground. Since then McDonnell Mohan had discussed potential development on their additional land that borders land belonging to Mr Forbes Brown and how a development proposal could be prepared in line with the proposals in the Draft Neighbourhood Plan for Bradwell and Pattiswick.

Points and concerns raised:

- The Draft Neighbourhood Plan provides for small individual developments only of five to seven dwellings. Bradwell and Pattiswick have no development sites allocated within the Braintree Local Plan. Detailed Housing Assessment for Bradwell needs to be undertaken to determine need.
- Two proposals presented: first the development of four small areas yielding 24 dwellings suitable for families, first time buyers and retirement properties, together with five business starter units. Dwellings planned at 20 dwellings per hectare. This provides for a link access road from Rectory Meadow through to Hollies Road
- The second proposal provides for the same number of dwellings, 15 of which are based on 30 dwellings per hectare with access from A120. This access would also service the small commercial area.
- Both proposals allow for 5 small business units (B1 usage, 50-100 sqm each).
- Both proposals allow for Community Hall or small Sports Hall, Early Years facility, two small park areas and LEAP (play area providing a minimum of six experiences aimed at younger children)
- Right of Access across Rectory Meadow with potential for McDonnell Mohan to improve surface prior to adoption by Highways.

- An archaeological investigation would be essential prior to any site clearance.
- Area of woodland shown around lake has protected woodlands status.
- Concern raised of increased traffic through village on road where Parish Council is seeking traffic calming/safety measures.
- Concern of access onto Hollies Road on a bend remains.
- Unlikely residents and owners of Rectory Meadow will agree to access.
- Need to confirm any unlisted heritage assets on the land and listed buildings within the vicinity.

18/124 PUBLIC PARTICIPATION SESSION

A member of the public mentioned that it was his understanding Sheepcotes Lane had been designated a “quiet lane”. **Action: Clerk to check**

18/125 REPORT OF COUNTY AND DISTRICT COUNCILLORS

Unfortunately, County and District Councillors were unable to attend the meeting due to full council meeting at Braintree District Council

18/126 PREVIOUS MEETING

IT WAS RESOLVED to confirm the minutes of the Parish Council meeting held on 10th September 2018 as a correct. **Proposed: Cllr Kinder, Seconded: Cllr Lockey, all in favour. Signed by the Chairman.**

18/127 GYPSY & TRAVELLER SITES

The Chairman advised that enforcement notices have been served on three pitches at Twin Oaks. It was noted that many of the conditions imposed within the planning permission had not been met, consequently the site was in breach and therefore not lawful.

The Chairman referred to the letter received from Priti Patel, MP, wherein she has requested details from BDC of costs incurred at Twin Oaks. He further advised that to his knowledge £186,000 covered the costs of the enhanced pedestrian and road access and acoustic fence, as well large sums of money expended on two Planning Inquiries and delivery of enforcement notices previously served to all pitches.

A date to meet with Priti Patel is awaited from her office. **Action: Clerk to chase**

18/128 ROADS

A response to queries raised at the meeting with Highways England in May has been received. **Action: Clerk to circulate**

It was agreed in principle to erect “gate” signs with flower holders beneath at the entrances to the village on the A120. Clerk to investigate prices. **Action: Clerk**
To be an agenda item for the next meeting.

18/129 NEIGHBOURHOOD PLAN

- The Chairman confirmed no decision yet received on Reg 15. Natural England and Historic England have confirmed their acceptance. Response from Environment Agency awaited, but they accepted the Reg 14 draft and as there have been only minor changes between the two versions, no queries or comments are expected.
- Wildlife sites documentation still waited. **Action: as appropriate**

18/130 BRAINTREE LOCAL PLAN

Updates regarding Monks Wood, received from CAUSE, were referred to and it was agreed that Councillors agree to attend a meeting with all interested parties to discuss.

18/131 VILLAGE HALL

- i. Cllr Webb had provided a report for inclusion in the meeting: attendance at the latest events in the hall are being better supported by the community, still not enough from the village going but it is getting better.
Cllr Kinder added that the Wine Tasting evening had been very successful with all tickets sold, similarly the forthcoming Psychic evening has all tickets sold. A Halloween themed Barn Dance will be held end of the month
- ii. It was agreed the Clerk should write to the Village Hall Management Committee explaining that the Parish Council seeks to provide an additional car parking area next to the Hall. This would be on a limited access basis so that the car park is open only when the Village Hall is open to prevent use by others. VHMC to be asked for their estimate of number of spaces required.
Action: Clerk
- iii. **It was agreed** to provide the Chairman with delegated power to speak with the Parochial Church Council proposing the Village Hall is nominated as an Asset of Community Value. **Proposed: Cllr Lockey, seconded: Cllr Pritchard, all in favour. Action: Chairman**

18/132 PLAYING FIELD

- i. Lease – The Clerk confirmed Gepp & Sons had been chased to forward a signed copy of the lease.
- ii. Playing field report showed the football nets still needed to be removed. Cllr Pritchard agreed to undertake this. **Action: Cllr Pritchard**
- iii. Cllr Evans advised that no further contact from Coggeshall Football Club had been received and as the football season has begun it was assumed they no longer required the facilities at Bradwell.
- iv. The Chairman advised that he was not able to prune the trees in the orchard. **It was agreed** this should be included within the grass cutting/grounds maintenance tender document that will be issued shortly. **Action: Clerk**

18/133 FOOTPATHS

Cllr Pritchard reported that the majority were in good condition, but local landowners have complained that some walkers are not remaining on the official footpaths and are cutting across fields and dogs are not being kept on leads near livestock.

The Clerk offered to produce a map from Essex County Council’s PROW website showing all official footpaths in the parish and will seek a re-print quote for the leaflet produced some years ago, by Mr Don Shearman. **Action: Clerk**

It was also agreed to approach Essex County Council with a view to providing the Parish Council with a supply of posts and signage to be erected at the start and end of all footpaths per the definitive map. **Action: Clerk**

18/134 PLANNING MATTERS

There were no new planning applications or decisions to be discussed.

18/135 FINANCIAL MATTERS

- a. Financial statement to 30th September 2018 was presented. A query had been raised prior to the meeting by Cllr Evans about the Bank Reconciliation, but this had been explained. There were no further queries.
- b. The list of payments was approved, **proposed: Cllr Dunn, seconded Cllr Lockey**, and cheques signed by Cllrs Dunn and Lockey as follows:

Invoice date	Payee	Amount	Cheque no
01/10/2018	Braintree District Council	267.20	800075
24/09/2018	PKF Littlejohn LLP	360.00	800076

30/09/2018	C A Marshall	288.80	800077
30/09/2018	HMRC	72.00	800078

18/136 ENVIRONMENT

- i. The Clerk will chase the Environment Agency for advice on clearing weed in the River Blackwater. **Action: Clerk**
- ii. The Chairman provided Councillors with copies of leaflets to study in preparation for plotting watercourses as part of the “Where Does Water Go” project at next meeting. **Action: ALL**
- iii. The Clerk will contact Essex & Suffolk Water to obtain additional copies of some leaflets. **Action: Clerk**

18/120 NEXT MEETING

Confirmed for Monday **12th November 2018** at 7.30pm in the Village Hall, Church Road, Bradwell.

Action: *Items for inclusion on the Agenda to be sent to the Parish Clerk to be received no later than 12 noon on Friday 2nd November 2018.*

Meeting dates 2018

Monday: 10th December

Meeting dates 2019

January	Monday	14 th
February	Monday	11 th
March	Monday	11 th
April	Monday	8 th
May	Monday	13 th Annual meetings, 7.00pm start
June	Monday	10 th
July	Monday	8 th
August	No meeting in August	
September	Monday	9 th
October	Monday	14 th
November	Monday	11 th
December	Monday	9 th

The meeting closed at 9.05pm