

Bradwell with Pattiswick Parish Council
Minutes of the Parish Council Meeting
held on Monday 12th February 2018 at 7.30pm in Bradwell Village Hall

Present: Councillor Tony Dunn- Chairman
Councillor John Bedford
Councillor Lesley Kinder
Councillor Glenn Lockey
Councillor Gareth Pritchard
Councillor Marie Webb

In attendance: Mrs Christine Marshall (Parish Clerk & Responsible Financial Officer)
County Councillor James Abbott
District Councillor Lynette Bowers-Flint
David Coleman of DAC Planning Consultants (item 19)
Four members of the public

18/009 WELCOME AND APOLOGIES

The Chairman welcomed those present and asked for the agreement of Councillors to alter the order of business to clear general items prior to the Neighbourhood Plan discussion. All members agreed.

It was resolved to accept the apologies of Cllr Evans.

Proposed: Cllr Bedford, **Seconded:** Cllr Webb, all in favour

18/010 DECLARATIONS OF INTEREST

All Councillors declared an interest in item 18/019 Neighbourhood Plan as residents of the Parish.

18/011 PUBLIC PARTICIPATION SESSION

The following items were raised:

- i. A resident asked who had received the questionnaire for the Neighbourhood Plan. The Chairman confirmed this had gone to all households in the Parish.
- ii. The resident then stated that the wording on the form forced respondents to agree to housing development. The Chairman explained that the statements in the NP questionnaire were based on responses received for the Parish Plan and sought opinion on those statements.

18/012 REPORT OF COUNTY COUNCILLOR

- i. Cllr Abbott confirmed support for the Parish Council's application for road safety improvements to the bends of The Street/Church Road, but advised that the budget remained very restricted.
- ii. No announcement yet on preferred route for the A120, but it expected that when ECC do make the announcement it will be for two alternatives. Announcements for the A12 will be influenced by other decisions being made. The consultation on West Tey refers to a local by-pass at Marks Tey, but pending the new A120 route this development will result in more of a bottleneck at Bradwell.
- iii. A further planning application has been submitted by Gent Fairhead in relation to stack height. It is unlikely this application will be heard at the 23rd March meeting. PAIN have organised and continue to organise public awareness meetings to campaign against the IWMF.
- iv. Full council meets 13th February to confirm budget which will result in an increase in council tax of 4.99% (2.99% County Council tax precept, 2% social care levy).
- v. Cabinet Member for Highways will be presenting on how to improve communication on local road maintenance. Cllr Abbott referred to Hollies Road that has been an issue for several years and, despite repairs and efforts to resolve, remains ongoing. It is now proposed that a full road closure will be

undertaken in the spring to enable full investigation and repair. This will be done in liaison with Highways England as traffic diversions will be required.

REPORT OF DISTRICT COUNCILLOR

- vi. Cllr Bowers-Flint confirmed she has acted in respect of the complaints raised by residents of Mill Cottages.
- vii. Councillor Community Grants remain available for application. One is in process for crockery at the Village Hall, but Cllr LB-F encouraged the Parish Council to consider suitable schemes and submit application.

18/013 PREVIOUS MEETING

IT WAS RESOLVED that the Minutes of the Parish Council Meeting held on 8th January 2018 were a correct record and were duly signed by the Chairman of the meeting.

Proposed: Cllr Bedford, **Seconded:** Cllr Webb, all in favour
Signed by the Chairman

18/014 ROADS

See 18/012 above.

18/015 CORRESPONDENCE RECEIVED

The Clerk advised of a communication received concerning the scaffolding and plastic covering to the fire damaged properties in The Street. It is understood that delays caused by various insurance companies involved have now been resolved and work should begin shortly. The scaffolding company have also attended on site to repair the plastic sheeting.

18/016 PLANNING MATTERS

It was agreed to discuss a planning application received since the agenda was published.

18/00111/FUL - Operational works in connection with Prior Approval Change of Use from storage to a dwelling-house: Bradwell Hall Farm Barns, Church Road, Bradwell– the Clerk confirmed the location of this property, opposite Holy Trinity Church. Whilst Councillors had no objections in principle it was felt that certain aspects should be brought to the attention of the Planning Committee regarding potential ground contamination and asbestos.

Action: Clerk to respond

18/017 PLAYING FIELD

Cllr Kinder presented report for January. There were no issues but the replacement bench needed to be installed soon. Cllr Bedford will action shortly.

Action: Cllr Bedford

18/018 FINANCIAL MATTERS

- a. Financial statement to 31st January 2018 was agreed. There were no queries.
- b. Cheques were approved and signed by Cllrs Dunn and Lockey as follows:

Invoice date	Payee	Amount	Cheque no
02/01/2018	E-On UK Ltd	91.74	DD
01/01/2018	A & J Lighting	160.02	800037
05/02/2018	C A Marshall salary	283.13	800038
05/02/2018	HMRC	70.60	800039
05/02/2018	C A Marshall office expenses	69.36	800040

Total £674.36

18/019 NEIGHBOURHOOD PLAN

The Chairman introduced David Coleman (DAC) who will be working with the Parish Council to take forward the Neighbourhood Plan to Section 14 stage.

The following comments relate to the points raised in DAC's report:

- Village shop – this is covered by the BP service station
- 1.4 Recreation and Leisure – additional equipment provided 2017
- 1.9 Orchard – no further space to expand
- 1.e Drainage – due to proliferation of natural springs, minimising risk is somewhat seasonal. Exercise has begun to map all water courses with ECC. Whilst a lot of work has already been undertaken, DAC recommends including as an objective within the plan rather than a policy.
- Large scale development is excluded from the emerging Local Plan, but there is inconsistency with the National Planning Policy.
- 2. The Neighbourhood Plan is seeking to limit development to small scale plans to match the character of Bradwell and Pattiswick. DAC recommends more detail is included as to type and size of developments that will be permitted or encouraged.
- Self-build schemes to be included as an exception.
- Plan needs to evidence the need for starter and three-bedroom homes during the next five years and how that need will be met. DAC recommends enlisting the assistance of the RCCE.
- Large scale development needs of the district addressed by BDC Local Plan.
- A separate document to be produced addressing the character and history of the area.
- 3. Whilst recognising housing needs outside settlement limits, the Plan needs to be an exception policy to the BDC settlement limits. If the intention is to deviate from the housing mix in the Local Plan, this needs to be fully evidenced and documented.
- 4a. Questionnaire responses showed residents were receptive to suggested potential sites and barn conversions, but any deviation from national framework criteria must be evidence and have qualifying statements as to how those sites fit.
- 4b. Need to identify criteria against which rejected sites have been assessed.
- 5. Evidence needs to reflect in a separate document to create a clear policy for development to reflect surroundings, even if it matches the Local Plan.
- 6. Need an evaluation of green spaces, including assets of community value: playing field, orchard, allotments.
- Suggest including infrastructure and projects in the Plan with justification and relevance, e.g. open spaces.
- DAC will ensure all statements meet with the appropriate local and national policies, amending statements in the draft plan as necessary.
- DAC will start drafting plan with policy references.

Actions:

- Clerk to submit ACVs for Village Hall, playing field, orchard and allotments
- Clerk to obtain maps showing designated wildlife areas, woodlands, common land, environmental views, local heritage assets that are not listed buildings
- Copies of LHP schemes submitted and details of Hollies Road issues to be sent to DAC

- Chairman to produce Consultation Statement
- Objectives need to be more meaningful - DAC to provide examples
- DAC to look at cross-referencing the Neighbourhood Plan to the Braintree Local Plan

18/020 Next meeting

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

Agenda will include item to discuss BDC's draft Planning Enforcement Strategy.

Action: *Items for inclusion on the Agenda to be sent to the Parish Clerk to be received no later than 12 noon on Monday 5th March 2018*

The meeting closed at 9.45pm