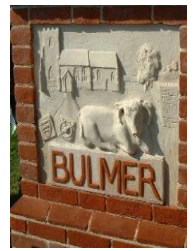




# Bulmer Parish Council



Minutes of the Bulmer Parish Council Full Council meeting held on Monday 16<sup>th</sup>. September 2019 at Bulmer Village Hall at 7.45pm

Present: Cllr R. Raymond (Chairman), Cllr A. Lyes, Cllr M. Crome, Cllr E. Penn, Cllr A. Bott and Kevin B. Money (Clerk). Also, present was and 6 members of the Public

**073/2019 Chairman Welcome**

**074/2019 Apologies for Absence** – ECC Cllr D. Finch & BDC Cllr W. Scattergood

**075/2019 Declaration of Interest**

To declare any Disclosable Pecuniary, Pecuniary or non-Pecuniary Interest relating to items on the Agenda  
No Councillor declared any Disclosable Pecuniary, Pecuniary or non-Pecuniary Interest relating to items on the Agenda

**076/2019 To approve the Minutes of the last meeting of Bulmer Parish Council**

To receive and agree the minutes of the last Full Council meeting held on 15<sup>th</sup>. July 2019  
To receive and agree the minutes of the last Planning meeting held on 27<sup>th</sup>. August 2019  
Cllr A. Lyes proposed and Cllr M. Crome seconded that both sets of minutes are a true and accurate record of the meetings. **All Agreed**

**077/2019 Public Participation Session**

The Chairman will invite questions and observations from members of the public present.  
Coes Meadow refuse bins and emptying them. The rubbish sacks were placed outside Coe's Meadow entrance. A sign was requested to be placed on top of the rubbish bins stating "no dog rubbish to be placed in this bin"

Cllr A. Bott to research the purchase of these 4 signs. Cllr R. Raymond proposed and Cllr A. Lyes seconded to authorise the purchase of these signs. **All Agreed.**

Neighbourhood Watch is still up and running with 12 volunteers. At the AGM of the BDC Neighbourhood Watch meeting. A request for a one-off Donation payment of £50. This was proposed by Cllr M. Crome and seconded by Cllr A. Bott. **All Agreed.**

Cllr R. Raymond proposed to have 2 bins at Coe's Meadow repaired. Cllr M. Crome seconded. **All Agreed**

**078/2019 Essex County Councillors report – Cllr D. Finch**

No report was given but Cllr D. Finch supplied the Summer Edition update. This can be found on the Parish Council website at [https://www.essexinfo.net/bulmer/content-centre/item/one?item\\_id=21254354#itemform](https://www.essexinfo.net/bulmer/content-centre/item/one?item_id=21254354#itemform)

**079/2019 District Councillors report – Cllr W. Scattergood**

No report was given

**080/2019 Chairman's report and any update since last meeting**

The grass triangle at Hedingham Road needs cutting.

**081/2019 Clerks Report**

a. Chris & Kevin contribution at Coe's Meadow – Plaque / Bench / Seat – Cllr R. Raymond  
2 quotation to be obtained and to be discussed at the November '19 meeting

b. Village Green memorial – Cllr R. Raymond

Cllr A. Bott has tidied up the memorial. It is an ongoing maintenance. To finish the maintenance the shutters needs replacing.

c. Closure of BT telephone box on Park Lane

Cllr A. Lyes proposed that the Clerk sends the letter to BDC. Cllr A. Bott seconded. **All Agreed.**

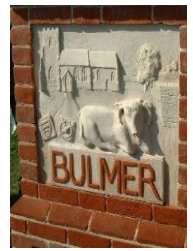
d. To appoint new Internal Auditor for 2019/20.

Cllr A. Bott proposed to accept the new Internal Auditor. Cllr R. Raymond seconded. **All Agreed**

e. Update of Bulmer Emergency Plan. Councillors thanked Cllr M. Crome for updating the Emergency Plan. The Clerk informed the meeting that this plan is now with BDC.



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## **082/2019 Allotments** - Update on Allotment plots and equipment – Cllr M. Crome

The tenant of plot 2 has now had the tenancy for over a year and still has no part of it under cultivation despite being written too reminding him of his commitment. He is now moving house this month and I have asked him if he is to terminate his tenancy. He wishes to continue and says he anticipates being on top of it by Christmas, is this acceptable? The rents are due to be invoiced this month, should we remind him again?

I do have a potential new tenant on the waiting list.

All agreed to invoice and decide to terminate tenancy at next meeting if not paid.

The water extension standpipe has now been installed and is working well. Both standpipes are now without locks due to the malfunctioning lock reported earlier.

The lock was originally necessary when there was not a fence and locked gates.

Do we now;

- purchase two new locks and replace all tenants' keys, all tenants have water keys
- purchase two-barrel locks and refund water deposits when issuing this year's rent invoices
- leave them unlocked and refund deposits and all tenants charged a proportion of the water usage.

All agreed to leave unlocked and return £10 key deposits.

With regards to the issue of the hedge between plots 1 and 1a and 1 Park Lane, are we able to establish ownership of the hedge, and do we wish to talk to the owner of 1 Park lane before asking a contractor to cut the hedge.

All agreed that Cllr. Crome should visit site and speak with the resident.

Annual rents are due to be issued at the end of September, to those tenants who now have had the plot for more than a year together with a proportion of the water usage. The latest list of tenants is included with this report. Garden a grazing rent are also due.

## **083/2019 UK Power Networks Electricity Diversion Works** – Update from Cllr M. Crome

UK power are considering alternative sites for the electricity box.

## **084/2019 County Broadband** – Update on works starting in the area

A circular from County Broadband has been circulated to all residents.

Cllr M. Crome to draft a letter to County Broadband asking for clarification on the siting of poles or underground cables etc.

## **085/2019 Planning Applications**

**19/01516/FUL** - Land South Of Hedingham Road Bulmer Essex

Proposed agricultural building

BPC Decision: **REFUSE** this application

The proposed building is not necessary to support agriculture nor an existing commercial operation which requires a countryside location and which contributes to the rural economy and thus represents an inappropriate form of development in this location and an unjustified intrusion in to the countryside of harm to the amenity afforded to the countryside location.

The proposal is therefore contrary to the NPPF, Policy RLP2 of the Braintree District Local Plan Review 2005 and Policy CS5 of the Braintree District Core Strategy

The previous rejection of "18/00210/FUL" was appealed by the proposer and the appeal was rejected against 12 separate reasons, too many to list here so the Parish Council would like to propose that they paraphrase all the reasons presented in document "appeal Decisions" - see link

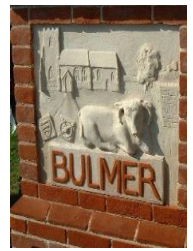
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The Parish Council would like to draw specific attention to the clause 7 in the appeal rejection letter linked above which reads

The proposed building and access route would result in a substantial built form within the countryside. Regardless of the materials proposed, the introduction of the building and access providing a use which



# Bulmer Parish Council



would not to be appropriate to the countryside would introduce a more developed nature to this currently open site. This would be harmful to the open countryside character of the site, failing to protect and enhance the area’s landscape character.”

The previous and replacement planning statements describe the building as either, "steel framed and to be clad in timber on the walls with a fibre cement roof" or "steel framed and to be clad in profiled tin on both the roof and walls" - Neither of these statements go any way to alleviating the original planning concerns, and seem totally out of style with the rest of the area.

The access to the site is already dangerous and on a tight bend which is considered an accident blackspot, the slow turning of farm machinery and other large vehicles into this space coupled with the necessary modifications to the access to accommodate such vehicles all present serious safety concerns to other road users. These issues were also raised in the original rejection of the previous application for this development and the Parish Council see no provision for improvement between then and now.

The Parish Council also supports the objection letter from Peter and Elizabeth Fulcher.

## **086/2019 Decision/s made by BDC on planning applications**

No decisions have been made affecting Bulmer

## **087/2019 Finance**

- Bank balances as at 30<sup>th</sup>. August 2019 and 2019/20 budget account
- Councillors noted the Bank Balances and the Budget against Actuals account
- Councillors to agree payment of August & September 2019 finances (previously circulated to Councillors)
- Cllr Raymond proposed and Cllr A. Lyes seconded to authorise the August and September '19 payments.

**All Agreed**

## **088/2019 Items for Next Agenda – 18<sup>th</sup>. November 2019**

- Village Green
- Chris & Kevin contribution at Coe’s Meadow – Plaque / Bench / Seat – Quotation
- Councillors to agree the quotation to replace plywood and 3 signs on the noticeboard
- Find in minutes - Garden Allotment 3 year lease
- Full discussion on Coe’s Meadow – Cllr A. Bott
- Discussion of 75 years to the end of WW2
- Essexinfo.net update
- Discussions/decisions outside the meeting
- Planning Councillor/sub. Committee – Cllr A. Bott

## **Date of Next Full Council meeting - 18.11.19:**

**2020:** 20.01.20: 16.03.20: 20.04.20 Annual Electors meeting: 18.05.20 PC AGM: 20.07.20: 21.09.20: 16.11.20

There being no further business the Chairman closed the meeting at 9.15pm and thanked everyone for attending.

Signed.....18<sup>th</sup>. November 2019

**Rosemary Raymond**