

Chignal Parish Council

C/O 45 Cherry Garden Road, Great Waltham, Chelmsford, Essex, CM3 1DH

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Clerk: Will Adshead-Grant

Chair: Lynn Ballard

Website: e-voice.org.uk/Chignal-Parish

Vice Chair: Linda Nelson

Minutes of the Bi-Monthly Meeting of the Chignal Parish Council held on Monday 13th July 2020 at 7.30pm online.

2020/156 Chairman's Welcome
Chairperson Ballard
Councillors Feltwell, Towns, Lewis, Elwick and Nelson

2020/157 Apologies for Absence
None Required

2020/158 Register of Declarations of Interests and any requests for dispensation
None Requested

2020/159 Public Open Session for any matters that need to be drawn to the Parish Council's attention
3 Members of the public in 'virtual attendance'.

- Request for additional speed restrictions on Mashbury road. More evidence of speed issues is required. Essex County Council and Essex Police need to approve any changes to speed limits. The Process normally takes 2 years to from start to finish.
- Why have Oak Posts been installed around the croquet court? This has been discussed in the Parish Council Meetings and was approved in principle in January 2020. The Grass will be cut twice a month by croquet club members.
- Goal Post requirements? What is the future demand and the best site – This is covered under item 2020/166
- The Bench against the roadside hedge in the playing field, Is there an alternative position? It is felt that this is an ideal position where it is. Can the hedge cut be made without damaging the bench?
- Gardening express. Concerns raised about the on-road parking. Suggested this is in breach of the agreement for the business.
- When is the Croquet playing season -? Confirmed as April through to October.
- How often is the hedge in the playing field cut – Once a year.

2020/160 Planning

1. Revised Warren Farm Master Plan Consultation and approval of the Council Response
 - The Parish response was issued on Friday 3rd.

Resolution Clerk to follow up with Planning department.

2. Update on the Persimmon Homes development
The housebuilding is ongoing with phase 3 of 4 being worked on. Concern that the Haul Road has become the main access road. The Ducting work to change the old road has started and the roadworks will continue until about October 2020. The Planting season for the landscaping will roll straight on once the road works are complete.
3. **Ref:** 20/00725/FUL. **Address:** 1 Boundary Bungalows Mashbury Road Chignal St James Chelmsford. **Description of works:** To supply and install a small package sewage treatment plant.

The Chignal Parish Plan, Objective 20, supports opportunities for residents to improve their homes in line with the Chignal Villages Design Statement. It is considered that this development would not affect adjoining residents unduly and nor would it impact on its rural

setting. However, the sewage treatment plant is located at the front of the house, and from the detailed drawings, there appears to be an outlet, but no information provided on where effluent will be discharged.

Resolution **Recommended for approval subject to appropriate measures being taken to ensure the proper discharge of sewage from the outlet at the front of the house.**

- 4 . **Ref:** 20/00825/FUL **Address:** Barn South Hillcroft, Chignal Road, Chignal Smealy, Chelmsford. **Description of works:** Removal of identified buildings on site and re-use and conversion of existing buildings on site to a residential dwelling.

Status of the site and buildings the 'barn' which is proposed for conversion to a residential dwelling appears to be a dilapidated shed on a former smallholding rather than an agricultural barn. We consider that there is insufficient evidence that the building was used as part of an agricultural trade or business. The applicant mentions the presence of a farm shop on the site of the neighbouring property "Hillcroft" in the past. Several long- standing Chignal Smealey residents have reported that they visited the shop sited in the garden of "Hillcroft" which sold eggs, imported fruit such as oranges, bananas and grapes, potatoes, vegetables, and children's sweets. Of these goods, it appears that only the eggs were produced on the site; all the other products sold in the shop were bought in. On this evidence, it is disputed that the building that is the subject of this application formed part of an agricultural holding and thus cannot be regarded as an "agricultural building". Neither is it considered to be of sufficient historical or architectural merit to justify its conversion and conservation as a residential dwelling. The Structural Engineer's report on this building seems to indicate that it needs demolition and rebuilding to comply with current building regulations for insulation, ventilation, and daylight openings. It comments that the roof, external boarding, the timber stud walls, and the unreinforced concrete floor slab need substantial repair or replacement so there would not be a lot left of the original structure. There are also no services to the plot so Electricity, Water and drainage would have to be installed. The photographs show rotten timbers, cracked concrete floor slab and years of decay in the structure. Access the Parish Council also has concerns regarding access to this site as it has limited sightlines on a blind bend, on to the Chignal Road. Several aspects of the Design and Access Statement are not accurate. The Existing Location Plan on page 8 shows the road access as "Manor Road". There is no Manor Road in Chignal: this should be Chignal Road. The site is not well served by public transport: The Lodges bus which is the only one that serves Chignal Smealey runs to Chelmsford town centre once a day on a Friday and Saturday. To access the bus stops for regular services to Chelmsford would be difficult: there is no pedestrian path on Woodhall Hill/Chignal Road and no direct public right of way across the fields to access the bus stops, shops, school and other community services on Copperfield Road. Furthermore, it is also suggested that cycling to Chelmsford would be possible using local footpaths. Under current legislation this would not be permitted. Future use of the site In the Chignal Villages Design Statement, (page 18) reference is made to "the trees and hedges in and around the good sized housing plots in the Woodhall area of Chignal Smealey helping to maintain the rural feel and the gaps between the properties emphasise the rural location by showing that there are no buildings behind". We would prefer this site to remain open and used as a small holding or as allotments. The need for any additional housing in this part of Chignal is being met more than adequately by the extensive new residential development in the parish north of Copperfield Road and by the recent permission granted nearby for the conversion of a complex of largely 19th century agricultural barns to 8 residential units, to the west of Beaumont Otes.

Resolution **It is recommended that this planning application is refused.**

2020/161

County and City Councillors' Reports

- i. **Essex County Councillor Report** the Essex Welfare Service has been very well received. ECC want to roll this service in to the Essex Wellbeing Service and keep it open. Park & Rides reopening. Some thought being given to Park & Cycle service. Local Raves – Essex Police is very aware and has proactively placed an Order on areas they expect problems. So that they are empowered to move potential party goers away. Tindall square is potentially being pedestrianised. Other parts of the area being reviewed.

ii. **Chelmsford City Councillor Report** Apologies were received

2020/162 Confirmation of the minutes of the meeting of the Council on 11th May 2020

Resolution: The Minutes were confirmed

2020/163 Finance:

Account Balances: 05-07-2020:

Cheque Account	£ 11,134.07
Saving Account	£ 56,108.95

Total **£67,243.02**

Breakdown:

Precept	£ 3,345.08 (£240.65 cheques to be cashed)
Orchard Account	£ 696.17
Cil Account	£ 48,863.41 (£1878 cheque to be cashed)
Parish reserve	£ 14,338.36

Income:

Interest	£9.95
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Resolution the Accounts were noted

To approve Cheques to be signed and issued:

Cheque nr	Item	Cheque Value	Budget Classification
100961	Tamlyn and Son	£1878	CIL
100962	Essex Pension Fund- June	£123.72	Salary
100963	Clerks Wages - June	£93.53	Salary
100964	HMRC- PAYE - June	£23.40	Salary
100965	Essex Pension Fund- July	£123.72	Salary
100966	HMRC – PAYE - July	£23.40	Salary
100967	Clerks Wages - July	£93.53	Salary

Total Payments **£2359.30**

Resolution: The Payments were approved

2020/164

Representatives' Reports: to note

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| A) <u>Playing Field</u> | Grass has been cut. Two Key Holders. |
| B) <u>Village Hall Liaison</u> | Closed for the foreseeable future. |
| C) <u>Newsletter Including Website</u> | August Newsletter to be online version only. |
| D) <u>Gravel Liaison</u> | Area Z work complete. Handed over for Farmland. |
| E) <u>Community Safety</u> | Defer to community meeting |
| F) <u>Highways (to include Hedges)</u> | Concerns on road edges collapsing into ditches.
Road closure detours raised concerns. |

G) Footpaths/Bridleways
H) Tree Warden

Landowners have been very responsive.
Some Trees in the Parish are 500 years old.

2020/165 Update on meeting with the CCTV company based at Boyton Hall

Resolution **Defer until the requirement and specification is established**

2020/166 Discussion and approval on the playing field goal post consultation and update on the Gazebo. Shire Oak will start installation on the 23rd July. The Consultation was sent out and a chaser e-mail was sent. The Parish Response was low. Chignal ST James were the biggest users of the facility. The Young people value the facility and requested a full-size goal. The Field is used as a rugby training area, picnic area, an 800m running track and a football kickabout. Suggestions that the boundary fence and trees be cut back to maximise the useable area. Suggested uses includes Archery, Drone Flying and a child play area.

Resolution **Support the purchase of a full-size goal for the playground (that is removeable)**

Resolution **Suspend Financial regulations and accept the single quote.**

Resolution **Clerk to Order Goal Post (include installation) and advise delivery date.**

Resolution **Create a Recreation committee with membership of 3 Parish Councillors and three members of the public. Cllr Elwick, Towns and Nelson.**

Resolution **Terms of reference to be drawn up and agreed at full council**

Resolution **Recreation Committee to agree location of the Goal Post.**

Resolution **Investigate a basketball hoop or a Muga.**

2020/167 Cil Applications:
1. Village Hall replacement Shed.
Proposal to install a new wooden building on a concrete base. Expecting to be 100% Cil funding.
Defer to the next meeting.

2020/168 Discussion on action taken on the Three Elms pub site.
No response from the owners of the site.

2020/169 Review and approve Bi-Monthly Bank Reconciliation.
Noted the accounts and cash book balanced.

2020/170 Report on the Scramble bikes on the old Pit and bridleways since May.
Noted this has not happened recently.

2020/171 Discussion on Fly Tipping activity since May.
Noted that Chelmsford City Council is very responsive to Fly Tipping.

2020/172 Review Accounts 2020-2021.
The accounts were viewed with the slight enhancement on the spreadsheet to show the Cil, Orchard and Reserves.

Resolution **Ensure that the Vat expenditure on the Orchard Account is added to the Orchard account**

Resolution **No Issues raised**

2020/173 Items for next Agenda

- Clerks Annual Review Meeting to be arranged with Cllr Towns, Ballard, and Nelson
- Cricket Field – Can this be registered as an asset of community Value? – Cllr Nelson

- Playing field update from Recreation Committee – Cllr Elwick
- Cll Applications -m Village Hall Storage Shed – Cllr Towns

Meeting Closed: 21.18
Will Adshead-Grant
Clerk to the Council

Next Meeting Monday 14th September @ 7.30pm - It may be online.