

Chignal Parish Council

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

Tel: 01245 360811 Email: Chignalpc@gmail.com

Clerk: Will Adshead-Grant

Chair : Lynn Ballard

Website: e-voice.org.uk/chignalparish

Vice Chair : Linda Nelson

Minutes of the Bi-Monthly Meeting of the Chignal Parish Council at the Chignal & Mashbury Village Hall, on Monday 9th March 2020.

2019/115 Chairman's Welcome
Chairperson Nelson
Councillors Feltwell, Towns, Lewis and Elwick

Cllr Feltwell standing down

2019/116 Apologies for Absence
Cllr Ballard

2019/117 Register of Declarations of Interests and any requests for dispensation

2019/118 Public Open Session

9 members of the public

- Presentation of the International Scouts Jamboree 1-8th August 2020
Essex Scout and Guide Jamboree – Expect 10,000 people. Site at Boydton Cross. Variety of activities. Live performances into the evening. Expect some delays on the A1060. Activities 09.30 to 22.00 except Saturday which will be 24.00. License will be applied for
Concerns raised on Noise and Satnav mis direction via Pengy Mill.

2019/119 Planning Applications

1. Reference: 20/00121/FUL

Address: Land And Buildings West Of Beaumont Otes Cottage Chignal Road Chignal Smealy Chelmsford

Description of works: Conversion of existing buildings, including partial re-building of building G and roof alterations to buildings B, E and H, to form 8 dwellings and provide ancillary residential uses (in Building B). Construction of three detached single garages. Provision of three bin refuges, hard and soft hard landscaping, boundary treatment, car parking spaces and communal amenity space.

Chignal Parish Council, 9th March 2020

Location: Land and Buildings West of Beaumont Otes Cottage, Chignal Road, Chignal St James

Planning Application: 20/00121/FUL

Conversion of existing buildings, including partial re-building of building G and roof alterations to buildings B, E and H, to form 8 dwellings and provide ancillary residential uses (in Building B). Construction of three detached single garages. Provision of three bin refuges, hard and soft hard landscaping, boundary treatment, car parking spaces and communal amenity space.

Introduction

This application involves the conversion of a collection of farm buildings, which are considered to be 'non-designated heritage assets', to provide eight dwellings. It is noted that the only new built structures on this site will be ancillary to the dwellings in the converted farm buildings, such as garages and bin stores and that the proposed development will utilise materials to reflect the dominant building types: black horizontal boarding, slate roofs, red brick walls and pantile roofs.

Please note that the site is in **Chignal St James**, not Chignal Smealey as stated in the application address.

Access to the proposed dwellings would be split between the two existing access points to the farm buildings on Chignal Road.

Parish Policy

The Chignals Village Design Statement (VDS), page 19, includes guidance on development in the area around Beaumont Otes, Chignal St James. The following is of particular relevance to this application: "Period farm buildings are an integral part of the Chignals' strong agricultural identity and their retention is considered important for both visual character and heritage reasons". An architectural heritage survey should be carried out to ensure that any unique features are retained in the proposed rebuild of the barns. The VDS, page 20, recommends that, "demolition of redundant farm buildings should be avoided whenever possible" and that, "when agricultural buildings are converted they should retain their original 'barn' character". There is also guidance in the VDS on using building materials, "that blend with the local environment, in particular, brick, timber, flint and clay pantiles". In Chignal, shingle, rather than hard materials such as concrete, tarmac and block paving, is more appropriate for parking areas and assists with water drainage.

In the Chignal Parish Plan, page 18, "there was negligible support for major housing development within the parish. However, some residents recognised that modest development, i.e., conversion of barns and individual infill was probably inevitable, preferably in keeping with the current community".

Access

Whilst there are frequent bus services from Copperfield Road, there are no footways along Chignal Road which could be used by the residents of the proposed dwellings to access them. There is a public right of way across the field that runs along the southern edge of Broomwood Manor that connects to the new housing area on Hollow Lane and to a new path across public open space to Copperfield Road.

The traffic surveys of Woodhall Hill, included with this application, indicate that vehicle speed travelling north and south is just over 40mph. Accident data for this stretch of Chignal Road only dates back to 2018: since that time there have been at least four traffic accidents. With the opening of the new Hollow Lane access road, the closure of old Hollow Lane as a through route to Broomfield and the change of priority at the junction with Chignal Road, there is a case for introducing measures to calm the rapidly increasing numbers of vehicles using Woodhall Hill, such as extending the 40mph limit from this junction to the north of Beaumont Otes. The need for these measures would become even more pressing given the additional number of vehicle movements that would be generated by the proposed 8 dwellings. The drawings indicating the access to the proposed development on Chignal Road do not show the new barns currently being built to the north of Beaumont Otes and do therefore not give a true indication of likely traffic movements.

The VDS, page 6, is clear that, "street lighting should not be introduced in the Chignals". Any lighting associated with the proposed dwellings should be kept to a minimum to avoid light pollution in this rural area.

Local Environment

The Planning Statement refers to an Ecological Impact Assessment of the application site but this has not been posted on the Planning Portal. This should include measures to protect priority species and their habitats and to increase the biodiversity of the site.

There is no landscaping plan for the site, only a reference to providing a, "simple unfussy planting scheme on entry to the site, avoiding overtly domestic planting style and species". The site is on an elevated position when approached from the north so any development would have a visual impact on the rural setting. The boundaries of the site should be planted with native hedgerow shrubs and trees, augmenting existing vegetation cover and mitigating the landscape impact of the development. The open land surrounding the farm buildings, including the pond, should be protected from development and managed to increase its wildlife and landscape value.

Building G (unit 8), nearest to Chignal Road, would have the most visual impact. The drawings indicate that the new building will not be any higher than the existing building but the existing building is very low and as it 'stands', would be far too low to comply with building regulations. As the intention is to use the 'same' roof covering, the pitch could not be reduced and may have to be increased. It may be necessary to raise the height of the building or lower the ground level. This existing building is in a very poor state of repair and may have to be demolished: some of it has fallen down. This existing building could be made into a dwelling as drawn but it is not clear whether this would be possible. A new "square, level roofed" structure being built alongside Chignal Road would not be acceptable.

Impact on the local community

The current dilapidated state of the farm buildings on this site detracts from the landscape character of Woodhall Hill. A sensitive conversion of these barns with appropriate landscaping and biodiversity measures could improve the local environment and conserve this significant grouping of traditional agricultural buildings. It is expected that there would be some impacts on the adjacent properties in terms of noise and light pollution and measures should be taken to mitigate these.

Recommendation: Support, subject to conditions on landscaping, increasing biodiversity, traffic calming and controlling light pollution. We are concerned about 'Urban Creep'.

- 2. Persimmon Homes development updates
 - Road Works will run for around 4 months as the new road is linked to the road system.
 - This needs to be tarmacked and landscaped.
 - New lower speed limits along the old hollow lane and the road towards the Pig & Whistle.
 - Houses continue to be built and occupied

- 2019/120 Clerks Report
 - o Website – e-voice is now running as the main website
 - o Barclays Signatures – 2 additional signatories
 - o Online Payments – can now be pursued

- 2019/121 County and City Councillors' Reports
 - a. Essex County Councillor Report
 - Highways – potholes and verge damage – surface flooding.
 - Grips can be cut to enable water runoff.
 - £5mil extra in the Essex Budget for Highways.
 - Coronavirus-19 Essex – Follow NHS 111 advice.
 - Warren Farm Master Plan – Meeting with Crest Nicolson requested.
 - b. Chelmsford City Councillor Report
 - Apologies

2019/122 Confirmation of the minutes of the Orchard Sub Committee held on 24th Feb 2020

Resolution Confirmed

2019/123 Confirmation of the minutes of the meeting of the Council on 13th Jan 2020

Resolution Confirmation of the minutes

- 2019/124 Representatives' Reports: to note
 - A) Playing Field - Carpark complete, gates completed, demarcation for the croquet pitch and marking for the gazebo in place.
 - B) Village Hall Liaison - nothing to report
 - C) Newsletter Including Website - Newsletter out last week. Website moved.
 - D) Community Safety – no report
 - E) Highways (to include Hedges) – drainage outside 'Hardoaks' and water outside Rose Cottage
 - F) Footpaths/Bridleways - lots of tree down. Flooding in some areas.
 - G) Tree Warden - no report

2019/125 Finance:

Account Balances:

Cheque Account	£	4,802.26
Saving Account	£	38,126.74

Income (in figures above)

	Saving Account	£	15.28	Interest
Total		£	45,929	

Breakdown within the Bank Account:

Orchard Account	£	896.17
CIL Monies	£	21,219

To approve Cheques to be signed and issued:

Cheque nr	Item	Cheque Value	Budget Classification
100894	Essex Pension Fund-Feb	£120.61	Clerks Salary
100895	HMRC-Feb	£23.40	Clerks Salary
100896	Clerk wages & expenses-Feb	£128.11	Clerks Salary
100897	Cil Project – Wildlife = Cllr Lewis	£391.42	CIL
100898	Transcape	£4701.20	CIL
100901	Chelmsford DBF – Jan/Feb	£171.11	Newsletter
100899	Cllr Elwick - Padlocks	£58.00	CIL
100900	Shire Oak - Gazebo	£1200.00	CIL
100906	Clerk wages & expenses-March	£102.98	Clerks Salary
100904	Essex Pension Fund-March	£120.61	Clerks Salary
100905	HMRC-March	£52.80	Clerks Salary
100902	Training – Cllr Lewis – day 1	£114.00	Training
100903	Training – Cllr Lewis – day 2	£114.00	Training
100907	Chignal & Mashburry Village Hall	£110	Hall Hire

Total Payments £7,408.24

Resolution Cheques were approved

2019/126 Update on Playing Field Improvements:

Grounds work contractor order placed. Deposit paid on the Gazebo – 8 to 10 weeks. Croquet to restart by April 5th.

Goal post to be removed – Working Part to remove or external contractor £200

Bench to be moved – Working party or external contractor

Resolution If we working party cannot remove then the Contractor to be asked to remove

2019/127 Update On VE Celebrations.

Defer to the next meeting – No changes.

2019/128 Cil Applications

- Village Hall Shed – Update from Working Group

Defer to next meeting

2019/129 Review and sign the bank reconciliation – The Clerk

Resolution Agreed and signed

2019/130 Chignal Parish Litter Pick 14th March 2020

Resolution Note Date moved from 14th to 28th March

2019/131 Agenda for the community event on the 25th April
As per the Chignal news

2019/132 Discuss the status of the Three Elms Site
Defer

2019/133 Items for next Agenda

- Clerk's Annual Appraisal
- Discuss the status of the Three Elms Site
- Village Hall Shed – Update from Working Group
- Update On VE Celebrations.
- Update on Playing Field Improvements

Closed 20.00

Will Adshead-Grant

Clerk to the Council