

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

Vice Chair: Linda Nelson

Minutes of the Bi-Monthly Meeting of the Chignal Parish Council at the Chignal & Mashbury Village Hall, on Monday 9th September 2019

2019/045 Chairman's Welcome
Chairperson Cllr Ballard
Councillors Feltwell, Nelson, Towns, Elwick

Concerns that the Chignals is a fly tipping hotspot. 8 incidents in Chignal road 2018, 7 incidents in Mashbury road and 7 in Breeds road.

2019/046 Apologies for Absence
Cllr Anstey

2019/047 Register of Declarations of Interests and request for dispensation
Cllr Town – Village Hall Committee – item 2019/056

2019/048 Public Open Session
8 members of the public
1 mop spoke in support of the removal of the green triangle – item 2019/053

1 mop – removing of the goal post in the village play are – concerns with the robust nature of a removable one

2019/049 Planning Applications

1. Reference: 19/01325/S73

Address: Riceen Chignal Road Chignal Smealy Chelmsford

Description of works: Variation of Condition 1 to previously approved planning application 19/00659/FUL (Construction of detached dwelling house and detached garage/cart lodge and retain existing vehicular and pedestrian access.) To amend the detached garage to allow a room in the roof.

Resolution: Reject

This proposed amendment to the approved planning application shows a garage / cart lodge which is the same size and dimensions as the original plans: the main changes are the installation of a first floor, two dormers and a side window, with an internal staircase for access to upstairs.

The location and height of this 3-bay cart lodge was recommended for refusal by Chignal Parish Council on the grounds that this was too large, dominated the site and was positioned forward of the proposed properties. It was also noted that the floor area of the proposed garage appears to be larger than the semi-detached properties.

1

Chairman's Signature.

The proposed cart lodge is nearly 6 mts tall and with the dormer windows would have considerable presence. It would dominate the rural street scene, contrary to the guidance in The Chignal Villages Design Statement, (VDS) page 7 which states that “most houses in the parish are set back from the road in large gardens with drives and garages. Wide spaces where fields extend between many of the individual or groups of houses are a key characteristic of the Chignals, providing good views of the surrounding countryside and emphasising the rural nature of the villages”.

Externally two pitched dormer windows have been added to the front (south east) elevation with a single window in the (north east) elevation which will overlook the road. The VDS page 21 gives guidance on roofs and dormers, “conversion of roof spaces frequently results in inappropriate dormer windows”.

The drawings indicate that the roof room will be a “Studio” which at 8.6mts x 6.0mts will have a floor space of just over 50 sq. mts but with sloping sides that follow the pitch of the roof. An internal staircase has been added to give access to the upper studio room. The drawings are not in enough detail to indicate if any drainage or services are being installed, but if it is, it could lead easily to a conversion of this proposed “studio” into a living / bedroom with an end-suite facility.

Whilst two separate dwellings were rejected on this site as being over development, this cart lodge with a total floor area of over 100 sq. mts total floor area, (around 1100 sq. ft) is larger than the average three bed new build.

Resolution Chignal Parish Council recommends refusal of this amendment to allow a room in the roof of the cart lodge. Should the City Council decide to approve this amendment, the Parish Council would wish to see the addition of the following condition: “the room in the garage/cart lodge hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house known as ‘Riceen’ and as such, shall not be used for any trade, industry or other use whatsoever or as independent residential accommodation”.

2. Chelmsford Local Plan

Proposed Modifications

Warren Farm: additional area marked in green on the western edge of the development for recreational use. Parish Council proposes a change to the wording of the proposed Chelmsford Draft Local Plan, Main Modification 14, to read: “land allocated for future **informal** recreational use and/or SUDs **and managed to create a landscape buffer and to increase biodiversity**”.

Resolution – to inform the City Council of the Council’s recommended changes to the Local Plan Main Modification 14.

Master Plan for the Growth Area North of Broomfield

Bloor Homes Community Stakeholders Meeting, 12th September. Councillors supported the creation of a woodland buffer on the western edge of the development to mitigate the impact of the proposed buildings which are likely to be visible from parts of Chignal parish.

Resolution – to inform Bloor Homes of the Council’s recommendation.

3. Persimmon Homes development updates

1. Street Lighting - Agreed on reduction from 14 streetlights down to 3 at the conflict points that will be owned by Essex County Council.
2. Planned Road Closure: Chignal Road and Hollow Lane.
Old Hollow Lane has now been removed. The New Road is being constructed and will be tarmacked next week. It will link to the old Hollow lane as a cycle path.
Advertising boards have been installed and are excessive in size.
The old Village Sign on the green island: contact Highways Rangers to review and remove to preserve.

2

Chairman’s Signature.

Current Chignal Road is due to be worked on any day. Held up by a BT pole that is waiting to be removed.

2019/050 County and City Councillors' Reports

- a. Essex County Councillor Report Apologies. Nothing to report – attended the Coffee Morning
- b. Chelmsford City Councillor Report Apologies. Nothing to report – attended the Coffee Morning

2019/051 To note the Orchard Sub Committee minutes of 6th September
Resolution: Noted

The Orchard team is going to rake up hay – 10th Sept, 09.30 onwards

2019/052 To confirm the full Council Minutes of 8th July 2019
Resolution: Confirmed

2019/053 Representatives' Reports: to note

- A) Playing Field Has been cut. Defer the rest to the agenda items
- B) Village Hall Liaison Very busy. Fully used. Agenda item to follow.
- C) Newsletter Including Website 200th Edition. Replacement for Essex.net is due before March

2020

- D) Gravel Liaison Bridleway footpath is open.
Close the item.
- E) Community Safety Defer to agenda item
- F) Highways (to include Hedges)
- Removal of the Bennett island at the Chignal Hall Lane j/w Mashbury Road, Chignal St James = LCHE 152093 – Estimate Q3
 - Resolution – Yes approved by PC
 - Damage to the lay by at the Grange, Chignal Smealey and potholes on Chignal Road between Langley's Corner and the breeds road junction.
 - Ask Highways for a possible solution to the laybys
 - Cllr Feltwell will create a list of potholes
 - Update on the LHP bids for Village Entrance gates and speed repeater sign on Chignal Road. LCHE182033
 - In validation
 - Complaints about road traffic levels on the Chignal road – do we need another traffic count?
 - Defer count until Spring 2020 when Persimmon Homes site occupied
- G) Footpaths/Bridleways – nothing to report
- H) Telephone Box - Chignal St. James – nothing to report
- I) Tree Warden - request for another tree walk in the autumn. One Saturday in October.

2019/054

Finance:

Account Balances:

Cheque Account	£ 4,436.29
Saving Account	£ 48,087.48

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Chairman's Signature.

2. Sound System for the Village Hall. –
 - Option 1 - £3300 – full system installed
 - Option 2 - £1733 – full system – self install
 - Option 3 - £1682 – kit installation

Hearing loop not included due to the variety of manufacturer

Resolution: Approve Option 2 – available October

3. Safety Training for Orchard Volunteers
 - £700 from Writtle college
 - Minimum of 8 Volunteers required

Resolution: Approve the use of Writtle College

4. Parish Information Pack reprint
 - Estimate £300 for 600 copies

Resolution: Draft copy to be issued to the Parish Council

Resolution Approved

- 2019/057 Co-Option to fill the current vacancy of one Parish Councillor.
Role is being advertised.
- 2019/058 Update on options to improve the security of the Parish
Recommendation to install a three-camera system. Cameras to be installed on commercial property. Signage must be up around the villages.
Guide price £2000 per camera with a web viewing portal.
- 2019/059 Sewage Tank Regulation 2020: Proposed meeting organised by Cllr Aldridge for Parish Councils with the Environment Agency.
Dates and Venue to be Confirmed
- 2019/060 Review and sign the bank reconciliation.

Resolution: Reviewed and signed.
- 2019/061 Budget Meeting date to discuss and agree the precept for 2020/2021

Resolution 2nd October In the Meeting room. 11am.
- 2019/062 Confirmation of the External Auditors report and the details of the audit.
Some issues with the asset valuation – however this are an observation.
- 2019/063 Vacancy on the Parish Council – duplicate item - closed
- 2019/064 Items for next Agenda 11th November – 125 years of the Parish Council.
1, Shed for the Village Hall
2. Proposal Playing field improvements
3. Update on the security of the Parish
4. Orchard Committee – VE Day Celebrations 2020
5. Co Option
6. Precept
7. Open the Village Hall during high temperatures.

Meeting closed 21:00

Will Adshead-Grant, Clerk to the Council

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Chairman's Signature.