

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 held at the Chignal & Mashbury Village Hall, on Monday 11th March 2019.

1. **Chairman’s Welcome**

Chair Cllr Ballard

Cllr Nelson, Towns, Feltwell and Anstey

Thanks were given for Cllr Middleditch’s service over the last 6 years on the Parish Council.

2. **Apologies for Absence**

Cllr Elwick

3. **Register of Declarations of Interests and request for dispensation**

Cllrs Ballard and Feltwell (members of the croquet club).

4. **Public Open Session**

9 members of the public in attendance.

Concerns on the planning item 5.a. and the location being so close to a footpath

Request for the Parish News be issued a week earlier.

Suggestion for the Parish News be issued via e-mail.

5. **Planning**

a. **Reference: 19/00275/FUL**

Address: The Orangery The Green Chignal St James Chelmsford

Description of works: Proposed outbuilding.

Please return your comments to us by: 15th March 2019

Resolution: The Parish Council objects to this application

The proposed 8m x 5m building to provide storage and a garden room is substantial and large in relation to the garden area at the rear of the house, It appears to be of habitable construction rather than a shed or outbuilding. Conceivably, it could be used as a residential building by a simple conversion of the “Store Area “split into two to make shower room and WC with a small kitchen and then the main area into a lounge / bedroom.

It is noted that there is already a glazed conservatory at the rear of the property.

The outbuilding would have a flat roof which is not in keeping with the house or its surroundings. The rear elevation of the Orangery is already considerably further back than the neighbouring properties so this will impact on the sightlines from neighbouring gardens. The other properties in this row of 4 houses do have buildings in their gardens, but they are small sheds in comparison.

Chairman’s Signature

The development would impact on two public Rights of Way. Footpath 24 runs immediately adjacent to the proposed building so walkers would pass an 8 x 2.8m white rendered wall with no other features. The proposed outbuilding would also be visible from bridleway 33 which links The Green to Pengy Mill.

The site is very close to the water meadows bordering the river Can in an area of local landscape value which has a high sensitivity to development. The Chignal Villages Design Statement, (Page 21) recommends that developments such as extensions should not fill the available space as it is important in a rural community to provide views of the countryside beyond. The scale of the proposed building is considered to be overdevelopment of this garden and a smaller storage building would be more appropriate. There should be a condition imposed to prevent residential occupation of this outbuilding.

b. Update on the Chelmsford Local Plan

The understanding of the Council is that The Plan is sound and the growth areas are to be retained,

c. Progress report on the Persimmon Homes development

The Haul road is in use. Drainage and roads have been laid and tarmacked. The Showhouse is being built. The revised road lay out is being reviewed for some aspects. Cllr Elwick to meet with the developer on 22nd March.

Chignal road junction has road due to start on the 14th March – 21st July to create the new turning areas.

6. County and City Councillors' Reports

- a. Essex County Councillor Report** 2.9% Increase plus 1% Social care increase in the Budget has been approved.
Additional Council tax receipts than budgeted £2m.
£1mil to go into mental health
£0.5m going to prevent homelessness
£0.7m to be spend on footways
Library Consultation Tier4 – Broomfield and Writtle – Petition of 57,000 signatures. 29,000 online - survey responses
- b. Chelmsford City Councillor Report** – Apologies sent

7. To adopt the Orchard Sub Committee minutes of 4th March 2019

Annual Meeting 13th May 7pm

Resolution: Adopted

8. To confirm the full Council Minutes of 14th January 2019

Resolution: Confirmed

9. Representatives' Reports: to note

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| A) <u>Playing Field</u> | Report on 13 th May Meeting |
| B) <u>Village Hall Liaison</u> | Overflow Car Park is in use.AGM has been held. |
| C) <u>Newsletter Including Website</u> | Nothing to report |
| D) <u>Gravel Liaison</u> | A meeting was held with Tarmac. |

Chairman's Signature

The Bridleway should be open in the Summer 2019.
There will be a gate at the other end of the Bridleway.
Dogs must be kept on leads.

E) Community Safety

Request to sign up for the broad band service.

F) Highways (to include Hedges)

No through road sign due to go up before the end of the month.
Potholes have been created by the weather.

G) Footpaths/Bridleways

One issue to be passed to local landowner
Community Group have been checking the footpaths.

H) Telephone Box - Chignal St. James

Nothing to report

I) Tree Warden

19th March for the wildflower plants at the new tree planting site
on Chignal Road

10. Finance:

Account Balance :

Cheque Account **£ 6503.73**
Saving Account **£ 26,047.04**

Income (in figures above)

Income (Orchard) **£50**
Vat Reclaim **£1089.99**
Interest **£21.42**

To Note Cheques signed between meetings

Cheque nr	Item	Cheque Value
100817	HMRC	£40.80
100818	ESSEX PENSION FUND	£57.58
100819	CLERK'S SALARY AND EXPENSES	£179.12
100820	CHIGNAL & MASHBURY VILLAGE HALL - CIL	£17,900

To Note Cheques to be signed and issued

Cheque nr	Item	Cheque Value
100821	Pension	£58.58
100823	HMRC	£41.60
100822	Salary	190.90
100823	Chelmsford DBF – Parish News	£141.55
100824	Cricket Club	£1662

Resolution: The Cricket Club grant is £162 higher than the grant. The Parish Council approved the increase.

Resolution The Cheques were all approved

Chairman's Signature

11. Defibrillator:

Standalone Automatic - £850 and a Solar Panel machine is £1900

Proposal to put one inside the Village Hall with the Village Hall approval

Resolution: Parish Council Supports putting a unit inside the Village Hall subject to the agreement of the Village Hall Committee.

Proposal Cllr Anstey to source some training

12. Croquet Courts proposal

The Parish Council would consider a partial grant for improving the current playing area. They would not consider the full proposal of the croquet club. Writtle has an active croquet club
Grants are available from Croquet Club England.

Resolution: The Parish Council report was approved.

13. Feedback from the Community Event, 9th February

To note and consider development of selected proposals at the next meeting
The feedback has been reported in the Chignal news.

14. Approval to purchase software for Chignal news: to be considered at future meeting

- a. CIL Bids proposed by the Orchard Committee: printing new Information Board, up to £230;
lightweight safety 8 foot ladder for pruning, up to £250.

Resolution: Approved

- b. Grant application for hall hire from Chignals & Mashbury Community Group: £120.00

Resolution: Approved

- c. Septic Tank Regulations 2020.
No additional information available at this point.

15. Quotes on the Benches for the Orchard

Green Oak Benches made in the UK from Sustainable trees.

Resolution: defer to the next meeting so that comparable quotes can be arranged.

16. Items for next Agenda

Items to be e-mailed to the Clerk

Meeting Closed 20:08

Will Adshead-Grant

Clerk to the Council

Next Mtg 13th May 2019 – 19.30

Orchard AGM – 13th May 2019 – 19.00

Chairman's Signature