

Great Waltham Parish Council

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Minutes of the Meeting of the Great Waltham Parish Council held in the Ford End Village Hall on Monday on 28th June 7.30pm

21/758. Chairman's Welcome

Chairman Steel

Cllr Gilbert, Lockwood, Jackson, Huggins, Jenkins, Martin and Dunn

21/759. Apologies

Cllr Micklem, McDevitt and Palmer

21/760. Declarations of interests (existence and nature) with regard to items on the agenda and any request for dispensation.

No declarations.

21/761. Public Participation session

- 21/774 Dunmow Lane – Can this be changed from a Byway? What can be done to save / replace the burnt trees?
- Recreation Ground at Ford End Issue's concern. Petition handed in with 124 signatures requesting the picnic tables be spread out and the gravel base be removed/improved.
 - (Add to the Next agenda)
- 21/01060 Objection to the planning application. A history of the property since 1977 was given. A small cottage was demolished, and a new building was built at the site. Subsequent owners have added to or changed the item
- 21/01044 31 public comments on the website. 12 support and 19 against. Comments on the evening were against the change of use. Summary of the 31 public comments received were read out by the Chairman.
- 21/01044 Applicant. Pub purchased in 2016. Large investment to improve the property. Drive to location as a pub. Pub was put up for sale 2018. Estate Agents involved and unable to sell as a Nursery, Restaurant. Unable to build the trade. 5 Previous owners sold on the pub as unable to make it viable. Tea room is low cost compared to running a pub. The building is Grade 2 listed. Tea room would be licensed.
- Rowan tree offered to the Parish Council for planting on Broads Green.
 - (Add to the Next agenda)
- Concerns raised over blocked overflowing ditch at Margaret Woods Road
 - (Add to the Next agenda)

21/762. Report by County Councillor. - Cllr Mike Steel

In position for 1 month. On the following committees:

- Highways Scrutiny Committee
- Health and Wellbeing Board
- LHP but as a ECC member
- Chairman of Chelmsford Active Travel

Dealing with Highways, footways, school buses, libraries, quarries, flooding, trees, reservoirs – 25 cases open already – of which 75% fall under Highways – even though Highway's maintenance only forms 5% of the budget.

Potholes:

Escalation and influencer on Highways repairs where there is an immediate safety issue, and large footfall, No impact on low priority repairs. Use "Report It" Highway's website. There are 5,000 miles of Highways in Essex, and dangerous, large usage areas have to be done first. If you consider something genuinely serious or dangerous report it and contact Cllr Steel to escalate.

FORD at Bury Lane

Highways advised algae is a common problem at Fords. Cannot be killed using chemicals because this would contaminate the watercourse. Removed Algae would quickly return. Officers have erected temporary 'SLIPPERY ROAD' warning boards as a precaution, Highways will jet the surface and monitor to see if it returns. They will not put-up further signage.

The GW end sign has disappeared again, so with the agreement of the Clerk I have purchased a pair and put one up.

Item 21/768 To consider concerns raised by Howe Street residents on speed of vehicles and difficulty of entering road from lane to Mill Cottage – Cllr Jackson

I have visited the site:

3 issues:

- Potholes on access road to 2 houses – 4 tasks logged – I have visited the site and checked with Highways – does not need urgent repair and cannot advise when will be addressed – will continue to monitor
- Difficulty turning right from the lane – ECC will not support a mirror
- Speed through Howe Street – LHP, but PC own stats show that there is not a speed problem – stats taken April to May 2021 show an average of 34mph, 85th percentile 41mph. Concealed Entrance sign might be a possibility, or closing off one of the two exits that have the worst visibility

ECC Cllr Steel and PC Cllr Jackson have visited the site and they think that the best course of action is to ask the hedge owner on the corner, to trim back the hedge. Cllr Jackson will do that. Cllr Steel has raised the potholes on the lane with ECC Highways (via Member Enquiries). There are several reports, for the state of the road, on the system already and he has asked when they might be fixed. However, he expects that this will be low priority based on usage."

LHP

£700K budget (was £500K) has been fully allocated. The unfunded list currently sums to £2.3M – some of which are just design costs. At the normal £500K per year rate, this amounts to over 4 years' worth of projects. The ASC and FE 40mph are in this unfunded list.

21/763 Report by Chelmsford City Councillor.

Planning Application for Land Northwest Of Montpelier Villa Blasford Hill Little Waltham, to go to Planning Committee.

Ref Item 21/779 Asset of community Value– the effect of an ACV is to delay a sale by 6 months whilst cash is raised for a community bid, which does not have to be accepted. On the question of whether the ACV has an impact on a Planning Application such as a Change of Use, the answer is Yes, along with other aspects, but the timing on the Butchers Arms is such that it is likely that the Application will be determined before the ACV is granted.

21/764 Confirmation of the minutes of the monthly meeting held on the 17th of May 2021

Resolution The Minutes were confirmed

21/765 Local Planning Authority Decisions

None

21/766 Planning Applications

7.1 Reference: 21/01044/FUL

Address: The Butchers Arms Dunmow Road North End Dunmow

Description of works: Change of use from a public house to 1 dwelling (Class Use C3) and a tearoom (Class Use E).

Resolution The Parish Council would prefer that the Butchers Arms continue in its current use but understand the concerns about its viability. They would prefer that this continues as a business as a licensed Tea room rather than be lost.

7.2 Reference: 21/01045/LBC

Address: The Butchers Arms Dunmow Road North End Dunmow

Description of works: Internal alterations including removal of partitions

Resolution **The Parish Council would prefer that the Butchers Arms continue in its current use but understand the concerns about its viability. They would prefer that this continues as a business as a licensed Tea room rather than be lost.**

7.3 21/01060/FUL

Address: Plum Tree Cottage Larks Lane Great Waltham Chelmsford

Description of works: Demolition of existing dwelling and erection of 4 bedroom detached dwelling

Resolution **The Parish Council objects to this application. The Cart lodge has only recently been approved as a lodging. We do not agree with the continuing line of increasing a cart lodge to a 4-bedroom house. The site is relevant to a one-bedroom site and not to a 4-bedroom house. The Parish Council supports the need for 1- and 2-bedroom properties as per the housing needs survey.**

7.4 Reference: 21/01054/FUL

Address: 11 Mashbury Road Great Waltham Chelmsford Essex

Description of works: Proposed single storey side extension, first floor rear extension and alterations to existing fenestration.

Resolution **No Objections**

7.5 Reference: 21/00903/FUL

Address: 5 Upper Moors Great Waltham Chelmsford Essex

Description of works: Proposed single storey rear extension and enlargement of existing rear dormer.

Resolution **No Objections**

7.6 Reference: 21/01210/FUL

Address: Walnut Tree Farm Barn Fanners Green Great Waltham Chelmsford

Description of works: Construction of a detached garage/carport. Alterations and additions to fenestration and addition of roof window

Resolution **No Objections**

7.7 Reference: 21/01042/FUL

Address: Butlers Littley Green Chelmsford Essex

Description of works: Construction of single storey rear garden outbuilding.

Resolution **No objections**

7.8 Reference: 21/01059/FUL

Address: Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford

Description of works: Retrospective application for the siting of a permanent fertiliser tank and hardstanding area.

Resolution **The Parish Council objects on the basis that it is obtrusive, visible from the road more suitable to a commercial agricultural site. The Parish Council deplores the use of retrospective planning.**

7.9 Reference: 21/01210/FUL

Address: Walnut Tree Farm Barn Fanners Green Great Waltham Chelmsford

Description of works: Construction of a detached garage/carport. Alterations and additions to fenestration and addition of roof window.

Duplicated item

21/767 Confirmation of payments:

Bank Accounts	Reserve Accounts	£23,188.44
	Ford End Speed Camera	£10,000
	General Reserve	£12,488
	Allotment Deposit	£700
	General Account	£14,641.68
	Total	£37,830.12

Date	Details	Value £	Budget Heading
02.06.2021	GW Village Hall	£316.09	Office Rent
02.06.2021	J. Jenkins- materials for Train	£117.94	general reserve
14.06.2021	BHIB INSURANCE	£1,235.85	insurance
14.06.2021	HMRC	£539.64	PAYE
14.06.2021	JCM Services	£108.00	Ground's maintenance
14.06.2021	Salaries	£1234.47	Salary
17.06.2021	BG Premium Bathroom (50%)	£4,150.00	Capital Woks + General reserve
28.06.2021	fenland leisure	£367.20	General reserve
28.06.2021	fenland leisure	£168.00	General reserve
28.06.2021	Amazon	£18.95	General reserve
28.06.2021	Amazon	£69.98	General reserve
28.06.2021	Amazon	£13.66	General reserve
28.06.2021	Amazon	£79.98	General reserve
28.06.2021	Amazon	£87.74	General reserve
28.06.2021	Amazon	£23.01	General reserve
28.06.2021	Amazon	£12.05	General reserve
28.06.2021	Amazon	£17.74	General reserve
28.06.2021	Pension	£376.57	Pension
28.06.2021	fenland leisure	£110.40	General reserve
28.06.2021	Chelmsford City Council	£1,800.00	General reserve
	Total	£10,847.27	

Resolution **The Payments were approved**

21/768 To consider concerns raised by Howe Street residents on speed of vehicles and difficulty of entering road from lane to Mill Cottage.

Two households in the lane raised concerns about turning right out of the lane.

Potholes have been highlighted to Essex highways. The Hedges won't be cut until the cutting season.

Resolution **Clerk to Contact the two households.**

21/769 Action Tracker / Clerks report

Items removed. Follow up with Highways Rangers on footpath from Dunmow lane to the School.

Resolution **Report the footpath from Kings farm down to the Village to Essex Highways.**

21/770 Ringtail Green - Ford End – Traffic Issues raised:

It was noted that the turning to Ringtail Green now had a derestricted sign on entrance as a result of it being the reverse of the 40mph sign on exit – concern that this encouraged faster speeds.

Resolution **Apply to LHP via County Cllr to reduced speed from 60 MPH to 40MPH**

Resolution **Apply to LHP via County Cllr for the lane to be changed to a Quiet Lane.**

21/771 The consultation on the proposals for Longfield Solar Farm

Resolution **No comments**

21/772 Discuss and agree a contingency amount for the pavilion works'

Resolution **Agree a contingency of £2000**

21/773 Discuss and agree proposed changes to Council's Equal Opportunities Policy.

Resolution **Approved**

Resolution **Clerk to upload to the website**

21/774 Dunmow Lane – Byway – What can be done to protect the surface?

Concerns about vandalism and fly tipping on Dunmow Lane – might be reduced if motorized vehicles could be stopped from entering.

Resolution **The Parish Council wishes to have Dunmow lane changed to a restricted byway.**

Resolution **Clerk to raise an LHP request**

21/775 Review and confirmation of the monthly bank reconciliation

Resolution **The reconciliation was approved with £0 variation**

21/776 Report and possible actions on the trees at the perimeter of the Great Waltham recreation ground. – Cllr Micklem

Resolution **Defer to the next meeting**

21/777 Should the parish council consider distributing to every household a map showing all rights of way within the parish– Cllr Micklem

Resolution **Defer to the next meeting**

21/778 Discuss and agree a policy and threshold on petitions.

Resolution **The Policy was discussed and approved.**

21/779 Discuss the Asset of Community Value petition placed on the Butchers Arms
GWPC have been asked to comment on the ACV raised by local residents. It was noted that an ACV delays the sale of the property for 6 months. This gives the community time to raise the funds to approach the owner to purchase, but the owner is not obliged to accept the bid over another one.

City council report that an ACV is a material concern on a Planning application such as a Change of Use.

The ACV stated 2 objectives - Objective 1 to Reopen the Pub, Objective 2 to Prevent the Butchers arms fully or partially being converted into a dwelling.

Resolution **The Parish Council supports an AVC, but we do not agree with the two stated objectives but in principle we would support a AVC that protects the building as a viable business.**

21/780 Discuss and agree the update to the Media Policy – Cllr Steel

Resolution **Review and re-issue**

21/781 Discuss and approve any items for the Parish News or other media – Cllr Steel

- Precis of the minutes for the next Parish News

Meeting closed 21.47
Will Adshead-Grant
Clerk to the Parish Council