

HIGH EASTER PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL
held in High Easter Village Hall Monday 2nd December 2019

Present: Cllrs Nigel Boreham, Andrea Davis, Robert Lodge (Chair), Janet Robinson, Paul Sutton (leaving at 19.115.01), Jo Windley and the Clerk Allison Ward

1 Member of the public (leaving after 19/110)

19/108 APOLOGIES FOR ABSENCE were received from Cllr Neil Reeve and accepted by the Parish Council.

19/109 DECLARATIONS OF INTERESTS FOR THIS MEETING – None

19/110 PUBLIC FORUM

A resident challenged the proposal that the four affordable housing units will all be rental and whether there would be suitable local tenants for these properties. They questioned whether it would be possible for one or more of the properties in the proposal to be changed to shared ownership in order to meet the needs of residents currently renting in High Easter who want to buy affordable properties which would allow them to remain in the village. The resident went on to question the proposed shared ownership costing models produced by Hastoe, which suggest high monthly payments with market rental being charged on the portion that is not owned, this differs to the Boreham Court model where English Rural do not charge market rent on the portion not owned, only a minimal ground rent.

In response to the question on suitable tenants, the Parish Council commented that the original housing needs survey, together with the expressions of interest that had been shown at the recent public consultations had continued to suggest there would be sufficient rental tenants with a local connection. A local connection applies beyond those currently living in the village and also applies to those working here and to others who have a connection either because they used to live here or have family members living in High Easter. The Parish Council had previously discussed the ‘type ‘of properties and based on the evidence available has been of the view that the local need is for social rental properties, although until permissions are finalised this position may have some flexibility.

The Parish Council were unable to provide any response to the questions on the costing model and agreed to raise these with Hastoe to understand why their proposals differ from English Rural.

1 resident leaves the meeting

19/111 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING of 4th November 2019. Cllr Windley proposed that the minutes be accepted as a correct record, this was seconded by Cllr Robinson with all in agreement. The Chairman of the meeting signed the minutes.

19/112 DISTRICT AND COUNTY COUNCILLORS REPORTS – County and District Cllr Susan Barker sent apologies to the meeting.

19/113 CLERK’S PROGRESS UPDATE and CORRESPONDENCE

The Clerk and Cllr Windley met with the Public Rights of Way (PRoW) Officer in November and walked part of byway 57 to consider the issues raised by residents at the September meeting. As this is a byway which is generally in good condition it is clear there isn’t any action that can be taken to change its status. The PRoW officer was supportive of the Parish Councils proposal to place highway signage at the junction with the highway, however there was some confusion on the maps as to where that junction is, the action is for the PRoW Officer to investigate and confirm. There is also a requirement for the Parish Council to obtain permission from the landowners. Footpath 63 at Brickford Bridge was visited where the entrance is overgrown, the PRoW Officer confirmed this is part of the annual cut however agreed it had not been done; since the meeting this area has been cleared. The ongoing issue with the gate obstruction on footpath 20 was visited and discussed, as the deadline set

Signed

Robert Lodge (Chairman Parish Council)

by the PRoW for a compromise solution has not been met, this will now be escalated. Work is already scheduled to remove the trees that have fallen on footpath 95.

As a result of the forthcoming election, Uttlesford has been advised that the Planning Inspectors report on the soundness and legality of the Local Plan will now be delayed until early 2020.

There are a number of planned road closures in High Easter for County Broadband works (5 days from 20th December, Green Street, Cut Maple Road) and for Affinity Water works (12 days from 6th January, Green Street, Upper Harveys and 33 days from 10th February, The Street, Rehobeth Street)

The Parish Council confirmed the location of the hamlet signs for Bishops Green; Clerk to respond.

19/114 COUNCILLORS REPORTS

Cllr Boreham confirmed there are no new issues with the play equipment, it was noted the basketball board and net have now been replaced. The Clerk will book the annual playground inspection.

The Clerk was asked to report the damage to the footbridge on footpath 74 which occurred during a hunt meeting, (ref 2646159).

The proposed discussion with the village hall committee on the drainage will be carried forward to a meeting early in 2020.

19/115 PLANNING

19.115.01 – Applications

Application No.	UTT/19/2741/HHF
Location	Houseground, Onslow Green, Barnston
Development	Construction of a detached cartlodge within the curtilage of the property

Cllr Lodge proposed that the Parish Council has no objection to this application subject to the use of high quality materials, given the adjacent listed property, this was seconded by Cllr Sutton with all in agreement.

Please note the following is an application under permitted development and not open to general comment.

Application No.	UTT/19/2932/CLP
Location	Barns at Park Gate Park Road, Pleshey
Development	The proposed demolition of the building used as a butchery ancillary to the farming activities at the Application Site followed by the Change of Use of Two No. Agricultural Buildings to Five No. Dwelling houses

Please note the following is an application is for a certificate of lawfulness and not open to general comment.

Application No	UTT/19/2732/CLE
Location	Building at 4 Bishops Green Villas Bishops Green High Easter Road
Development	Use of building as dwelling house

Cllr Sutton left the meeting

19.115.02 – Decisions - None

19.115.03 – Further to the discussion in the public forum on affordable housing, the Clerk was asked to contact Hastoe for clarity on the following,

- i. The costing model for shared ownership in comparison to the current model at Boreham Court.

- ii. Is their sufficient evidence that there is a continued interest in social rental properties and do those who have expressed an interest have a strong local connection?

19.115.04 – It is unconfirmed when the planning application relating to the increase in passenger numbers at Stansted Airport will go back to the Uttlesford Planning Committee. Should this be during December and assuming availability, Cllr Davis agreed to make a representation on behalf of High Easter Parish Council.

19/116 ADOPTION OF THE PHONE BOX AND FUTURE USE

The Parish Council is waiting further information on the timescales for removing the equipment from the phone kiosk.

Consideration of future uses for the phone box will be carried forward to the January meeting.

19/117 REPLACEMENT OF PARISH COUNCIL WEBSITE – carried forward to the January meeting.

19/118 BUDGET 2020/21

The Clerk produced a first draft budget for 2020/21, Cllrs were asked to consider whether any additional items need to be included and to consider options for funding the shortfall needed to replace the play area equipment.

19/119 FINANCE

19.119.01 Cheques for Approval, Cllr Robinson proposed the following cheques for payment, this was seconded by Cllr Lodge with all in agreement.

PAYMENT TO	VALUE
Allison Ward - Parish Clerk November 2019	£ 258.96
The Snug – Food for the Parish Lunch (inc VAT)	£ 990.00

19.119.02 A total of 55 meals were served at the Parish lunch in November. Those attending were charged £5 per head with the event being subsidised by £589 from the funds donated to the Parish Council for this purpose. The Parish Council expressed their thanks to Lodge Coaches for providing the venue and to The Snug for the excellent food.

19/120 ITEMS FOR NEXT AGENDA

To include,

- i. Future website options
- ii. Future use for the phone kiosk
- iii. 2020/21 Budget and precept setting

19/121 DATE OF NEXT MEETING scheduled for Monday 6th January 2020 at 7.30pm in the village hall.

TIME AND CLOSE OF MEETING, 8.15pm