

HIGH EASTER PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL
held in High Easter Village Hall on Monday 7th June 2021

Present: Cllrs Nigel Boreham, Andrea Davis, Robert Lodge (chairman), Neil Reeve, Janet Robinson, Paul Sutton, Jo Windley, and the Clerk Allison Ward

County and District Cllr Susan Barker (leaving after agenda item 21.42)

10 Members of the public (all leaving after brought forward agenda item 21.43.01, Greens Farm)

21/38 APOLOGIES FOR ABSENCE - None

21/39 DECLARATIONS OF INTERESTS FOR THIS MEETING – None

21/40 PUBLIC FORUM – Nothing to report

21/41 MINUTES OF THE ANNUAL PARISH COUNCIL MEETING of 4th May 2021. Cllr Robinson proposed that the minutes be accepted as a correct record, this was seconded by Cllr Boreham with all in agreement.

Cllr Lodge brought forward agenda item 21.43.01, Greens Farm, there were no objections.

21/43 PLANNING

21.43.01 New Applications

Application No	UTT/21/1634/CLP
Location	Greens Farm
Development	Proposed building use class E

Cllr Sutton began by confirming this is not a planning application but a means of obtaining a decision from Uttlesford that the applicants proposed use of the premises are lawful. It is therefore not possible to object, but it is possible to comment or relay concerns. Under the previous class definition, the site had B1 use which included several conditions, these should still apply despite the introduction of the new class E.

Cllr Lodge opened this agenda item to the public and invited comments.

Residents confirmed their understanding from legal advice received, that the original conditions when B1 use was approved in 1991 continue to apply despite the change in class definitions. These are in place given the site is near residential properties and include no use for storage and warehousing, and no retail.

The applicant is the proposed tenant and residents noted this is Poulson Creative Customs, described on their website as ‘a destination motorcycle dealership in Essex’. Residents expressed concerns with the impact this type of business and its advertised activities could have on the local highway and environment. Residents were also concerned that the application did not include information to explain their intentions for the use of the site as detailed on their website and social media account. County and District Cllr Barker supported the views expressed and was particularly concerned with highway safety and the impact additional motor cyclists could have on already busy rural roads used by walkers, cyclists, and horse riders.

Cllr Neil Reeve arrives

Cllr Sutton confirmed that if Uttlesford did not approve the certificate the applicant has the option to submit a planning application which would then mean all the concerns being discussed re the highway and environment could be raised.

Cllr Lodge closed the session to public comment and invited Cllrs to consider.

In conclusion Cllr Sutton proposed that the Parish Council submits a response to Uttlesford setting out the concerns expressed at this meeting, supported by the original conditions, and adds information that is in the public domain setting out the applicant’s intentions for use. This was seconded by Cllr Davis, Cllrs then voted with 6 in favour and 1 abstain.

Residents leave the meeting

Signed
 Robert Lodge (Chairman Parish Council)

Application No UTT/21/1480/HHF
 Location Stagden Cross House
 Development Single storey timber orangery to replace open fronted side extension

The applicant has sent notification to the Parish Council of this application prior to submission. Cllr Sutton proposed no objection, this was seconded by Cllr Windley with all in agreement.

Application No UTT/21/1489/HHF
 Locations Browns Barn, School Lane
 Development Proposed pool house with associated landscaping

The meeting considered this application and in conclusion Cllr Sutton proposed the Parish Council submits comments expressing concerns on the following,

1. Visual impact of the proposed plans as there is no landscaping put forward with this application, or the previous application UTT/20/2168/HHF, and no significant landscaping surrounding the site.
2. The scale of the proposed building which is more than a plant room with at least half an open shelter on 2 sides.
3. The location of the proposal on the north side of the pool, it would prefer to see this on the south side and within the current curtilage of the buildings.
4. The form of the building including the flat roof which in its view is not in keeping with any other part of the property.

This was seconded by Cllr Lodge with all in agreement.

The meeting returns to the agenda order

21/42 COUNTY AND DISTRICT CLLRS REPORT

Cllr Lodge began by congratulating Cllr Barker on her re-election as Essex County Cllr for the Dunmow ward.

Cllr Barker updated the meeting on Uttlesford matters,

- a. The administration is considering whether to appeal the Stansted Airport decision.
- b. The sites submitted in the recent Local Plan call for sites will be published on the Uttlesford website in early July. Uttlesford will then assess their suitability and a full public consultation will take place in early 2022.
- c. The proposed application by Uttlesford for a new waste depot at the former Winfresh site in Little Canfield has been withdrawn as there are Highway objections which need to be worked through.

Essex County Council matters

- a. The works to resolve the surface water drainage problems at Bellhouse Villas are scheduled for 26 July.
- b. There will be further closures to High Easter Road 23-25 June to allow Essex Highways to complete the delayed pothole repairs beyond Bishops Green. High Easter Road from Leaden Roding will again be closed 12-21 July for Gigaclear works which will result in increased traffic using the back routes.
- c. There is a new leader at Essex County Council, and this will create a new agenda including a focus on how we can reduce the carbon footprint of Essex.
- d. A Parliamentary constituency boundaries review is underway which may be a precursor to Local Government Reform.

Cllr Barker took questions from the meeting. The Clerk asked for assurance that the pothole repairs which originally formed part of the Cllrs programme and had either been missed or poorly completed, were being followed up and Cllr Barker confirmed she had done this, Clerk to forward further correspondence on School Lane.

Cllr Davis raised questions on the Stansted airport decision. Cllr Barker responded that MAGs have not yet decided on their costs case, they could ask for £1.5m or part of it and there is a question of whether they will honour the S106 agreement. Cllr Davis added that she was at the Stansted Airport Watch meeting the afternoon that the decision was announced, and the view of that meeting was that the two consultants on the Uttlesford side had thrown in the towel and were not supportive of the communities. Cllr Barker confirmed there had been briefings with members, but they could not instruct officers or the QCs. Cllr Davis felt that the actions had fallen short on the future emissions and is not in support of what the Government is saying. Cllr Reeve noted that at this stage decisions on further appeals and costs had not yet been made and added that the QC did their best they could, the ability of elected members to tell the QC how to run a case is very limited. Cllr Reeve concluded that despite losing the appeal, the administration felt they did the right thing in refusing the application and engaging in the appeal process, which was in support of the views of the majority of the population. We await further decisions.

Signed
 Robert Lodge (Chairman Parish Council)

County and District Cllr Barker leaves the meeting.

21/43 PLANNING (continued)

21.43.02 – Decisions

Application No	UTT/21/1149/HHF
Location	Beards Cottage Acreland Green, The Street
Development	Conversion of half of existing double garage into home office and shower room.
Decision	Conditional Approval

Application No	UTT/21/0817/HHF
Location	Mudwall Farm, Bishops Green
Development	Erection of detached three bay cart lodge
Decision	Refused

21.43.03 – Further to the discussion at item 21.42, the Parish Council notes its disappointment with the Planning Inspectors decision to allow the appeal which now allows MAGs to increase passenger numbers to 43m. Cllr Davis has joined the committee of Stansted Airport Watch as a representative of High Easter Parish Council. Cllr Lodge thanked Cllr Davis for taking on this role and representing the Parish Council.

21/44 CLERK'S PROGRESS UPDATE and CORRESPONDENCE TO NOTE

PRoW Officer has confirmed a group of volunteers will be clearing the overgrown footpath 2. The landowner has been asked to attend to the tree overhanging the route near its northwestern end as soon as they can.

The Clerk and PRoW Officer have been in discussion re vehicles using footpath 64 to access rear gardens for maintenance. Whilst in most instances permission is obtained from the landowner, residents were concerned this is not always the case and on occasions damage has been caused. The suggestion was to place bollards, which could be removed on request on footpath 108 and 109. Investigations by PRoW Officer and the Parish Council have concluded there is no registered owner for part of the footpath from The Street. Therefore, Essex Highways cannot assist in facilitating the request as any potential solution needs landowner's permission, as does access to pass over the footpath. A resident confirmed Essex Highways have attended and suggested a bollard is required and this could be placed on the pavement to prevent vehicles accessing. Cllrs re-iterated this needs to be a removable bollard to allow access when required as some residents have no rear access other than via this footpath. The Clerk was asked to contact the PRoW Officer to try and find out who in Essex Highways visited in order that the solution proposed is satisfactory to all parties.

As reported in item 21.42, County Cllr Barker sent confirmation that Essex Highways are due to reinstate the pipe under the road at Bellhouse Villas on 26th July, this is a long-standing issue which will hopefully be resolved by this action. Confirmed road closures are Shooters Hatch Road 12-13 June Gigaclear, High Easter Road 23-25 June Essex Highway carriageway patching, The Street 12-21 July Gigaclear.

In liaison with the village hall committee, permission has been given to DofE groups to use the village hall car park in July and to a walking group in September.

A resident had contacted the Parish Council re the possible presence of Ragwort of land close to footpath 65. Cllr Reeve visited the site and agreed it was Ragwort, the Clerk was asked to contact the resident and suggest they contact the landowner direct as it is on private land.

The Clerk had received notification that the battery pack and pads in the defibrillator are reaching the end of their four-year life and require replacement. The cost of this is £245+VAT, Cllrs agreed to purchase now as there are delays in supply, and payment will only be made once the goods are received by the contractor.

21/45 COUNCILLORS REPORTS

The Clerk completed the monthly playground inspection. The short chains on the bucket swing have been re-attached, there were no further issues to report.

Cllr Windley confirmed she is following up footpath issues raised by residents and will report footpath 23 as it has been cropped and not cleared and footpath 76 from Essex Way.

Signed
Robert Lodge (Chairman Parish Council)

21/46 COMMUNITY GOVERNANCE REVIEW OF PARISHES

Uttlesford District Council is undertaking a Community Governance Review from 1 June to end July 2021. This provides an opportunity to review and make changes to governance arrangements at parish level. The Parish Council considered and agreed they have no changes to propose to the current boundary arrangements, or number of Parish Cllrs for High Easter.

21/47 JUBILEE TREE PLANTING

Queen's green tree initiative for the Platinum Jubilee is offering free tree packs, minimum pack size is 30, for planting on publicly accessible space. The Parish Council agreed to apply for one pack of 30 for planting in the Jubilee Meadow, playing field and potentially on the verge in front of the village hall car park. The later will require permission from Essex Highways, Clerk to request and apply.

21/48 VILLAGE MAINTENANCE JOBS

21.48.01 – Cllr Lodge proposed that a quote to sand, clean and wood stain the bus shelter and village signpost of £450 including materials be accepted, this was seconded by Cllr Robinson with all in agreement.

21.48.02 – Cllr Lodge asked that a note of thanks be recorded to Ray Frances for repainting and cleaning the telephone kiosk, the Clerk was also asked to write a note of thanks. Cllr Lodge proposed that the three Perspex signs at the top of the phone box be replaced and re-signed, exact words to be agreed. Cllr Boreham will look at the problems with the light not working. Cllrs agreed that the phone box would be used to hold an information board and have shelves to hold books for a book exchange. The Clerk was asked to look at options and to discuss with Ray.

21.48.03 – The playing field goal mouths are in a poor condition and significant works are now required to repair the areas and to re-establish the grass. The Parish Council proposes that the goal posts are moved forward for a season and the pitch shortened which will allow the affected areas to be filled with topsoil, re-seeded, and established. The earliest this can happen is September as it is not possible to establish during the summer months unless it is watered every day. The Clerk was asked to contact the village hall committee who manage the bookings and update them and to confirm with the football clubs that the proposal is acceptable. Assuming this is acceptable, Cllr Lodge proposed that the quote of £760+vat is accepted from JCM services, this was seconded by Cllr Boreham with all in agreement. The Clerk to purchase two sets of goal post sockets for the new goal post position.

21.48.04 - A quote to install the slide once the size of the mound is increased is pending.

21/49 FINANCE

21.49.01 Cllr Lodge proposed that the following are approved for payment, this was seconded by Cllr Davis with all in agreement.

PAYMENT TO	VALUE
Neil Reeve – stakes and stock wire for planting in the Jubilee Meadow	£ 481.14
Allison Ward - Parish Clerk May 2021 inc postage 2020/21	£ 282.73
JCM Services – Verge cut 1 (inc VAT)	£ 1,320.00
JCM Services – Jubilee Meadow cut 1 (inc VAT)	£ 228.00
High Easter Village Hall – Chairman's Allowance	£ 37.50

21.49.02 There were no matters arising from the internal audit review and the Clerk will now submit the necessary documents for a limited assurance review. The notice of public rights will commence on 16 June and run until 27 July, this together with the financial documents for 2020/21 are available on the village website.

21/50 ITEMS FOR NEXT AGENDA – New residents welcome pack, Queens Platinum celebrations, event for the overs.

21/51 DATE OF NEXT MEETING scheduled for Monday 5th July at 7.30pm in the village hall.

TIME AND CLOSE OF MEETING 9.00pm

Signed
Robert Lodge (Chairman Parish Council)