

HIGH EASTER PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL
held in High Easter Village Hall on Monday 7th November 2022

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

1 resident (leaving after agenda item 22.100.01 brought forward)

22/93 APOLOGIES FOR ABSENCE were received from Cllr Robert Lodge (holiday) and accepted by the meeting. The meeting was chaired by the vice-chair.

22/94 DECLARATIONS OF INTERESTS FOR THIS MEETING – None

22/95 PUBLIC FORUM

A resident made representations in support of item 22.100.01, planning applications for Tarr Potts Farm. The resident stated they were assisting the applicant by liaising with neighbours and the parish council to share the applicant's plans for the site. The intention remains to convert the barn to a single dwelling for the applicant's personal use as per the existing permission. The current permission does not provide for any storage on the site and these new applications seek to rectify this and legalise previous works. The meeting was made aware of the applicant's suggested intentions should support not be forthcoming.

Cllr Sutton stated it is for Uttlesford to make the decision and not the parish council whose role is to comment based on local knowledge and to do so in a consistent manner.

Cllr Sutton proposed agenda item 22.100.01, planning applications for Tarr Potts Farm were brought forward on the agenda, there were no objections.

22/100 PLANNING

22.100.01 Applications Tarr Potts

Cllr Sutton suggested both applications be considered together. The discussions took into account the comments made in the public forum and the pre-application advice submitted with the applications.

Application No	UTT/22/2966/HHF
Location	Tarr Potts Farm, Slough Road
Development	Proposed erection of workshop and store.

Cllr Sutton proposed that the parish council comments confirming it has no objection in principle to the scale, size and position of the proposed workshop and store, however, notes the officer's pre application advice that the proposed bifold doors are changed to something less domestic; the parish council would be supportive of doors more in keeping with a rural outbuilding. This was seconded by Cllr Reeve with all in agreement.

Application No	UTT/22/2967/HHF
Location	Tarr Potts Farm, Slough Road
Development	Retrospective application for two sheds, gates, and associated fencing.

The discussion focused on the sheds and gates, Cllrs noted the site is on a protected lane and were of the view the hedging around the site helps to mitigate the visual impact of the fencing.

Cllr Reeve proposed that the parish council objects to the access and gates element of the application only as no justification for their introduction is provided and they appear not to connect on the landscaping plan to the dwelling and proposed outbuildings. This did not receive a seconder.

Signed
 Robert Lodge (Chairman Parish Council)

Cllr Sutton proposed that the parish council objects to the application for the following reasons,

1. The gates fail to meet Local Plan policies as the scale, design and materials used are urban in appearance and not in keeping with the rural setting.
2. No justification is provided for the access and gates, and they appear not to connect on the landscaping plan to the dwelling and proposed outbuildings.
3. In considering application UTT/22/2966/HHF, if officers are minded to approve this application, the parish council asks that a condition is attached requiring the removal of the two existing storage sheds once the new workshop/store is completed. This is so that the number and scale of outbuildings within the site is not excessive when compared to the host dwelling and to reduce the visual impact of built development within the site in this rural location.

This was seconded by Cllr Reeve; the vote was 5 in favour of the proposal and 1 against.

Cllrs stressed the parish council comments were consistent with responses to other recent applications. Cllr Sutton thanked the resident for his assistance and for attending the meeting.

Resident leaves the meeting.

22/96 MINUTES OF THE ORDINARY PARISH COUNCIL MEETING of 3rd October, Cllr Boreham proposed the minutes be accepted as a correct record this was seconded by Cllr Davis with all in agreement.

22/97 COUNTY AND DISTRICT CLLRS REPORT – County and District Cllr Susan Barker sent apologies to the meeting.

22/98 CLERK’S PROGRESS UPDATE and CORRESPONDENCE TO NOTE

In mid-November, Essex Association of Local Councils are hosting an update on ‘20’s Plenty’ a project to encourage Essex County Council to consider reducing speed limits to 20mph, the aim of the session is to discuss a draft proposal and next steps; the Clerk and Cllr Reeve to attend.

Uttlesford has sent notification of their intention to confirm their resolution dated 31st January 1989 to adopt Part II of the Local Government (Miscellaneous) Provisions Act 1976, at their cabinet meeting in December. The legislation requires Uttlesford to notify Town and Parish Councils and for them to record receipt in their meeting minutes. Part II of the Act allows Uttlesford, amongst other things, to prosecute minicab drivers and operators for a number of offences.

The Post Office is introducing Drop & Collect at the Country Shop, Leaden Roding from 27 October. Services are managed from a handheld device, providing access for customers to bill payments and prepaid parcel collections and returns. More complex services like personal and business banking will not be available and the mobile service at The Snug on Tuesday mornings will continue to offer the full range of services.

Uttlesford has issued various correspondence which has been circulated to the parish council on the Local Plan including a revised timetable which would see a Regulation 18 consultation on proposed sites and policies in the summer of 2023.

Essex Highway road closures, School Lane at St Mary’s Bungalows, 11-15 November for Gigaclear works. Highway repairs have been completed at Shorts Farm Road as part of County Cllr Barkers, ‘pothole’ budget.

22/99 CLLRS REPORTS

22.99.21 – Playground

The Clerk completed the playground inspection for the month and there is nothing new to report.

22.99.02 – Other Reports

Cllr Windley noted water is continuing to push up from the manhole in front of Bellhouse Villas during heavy rain and run down the edge of the highway towards the village, this is despite repairs by Essex Highways to resolve the issue. The Clerk will notify County Cllr Susan Barker and request assistance.

Signed
Robert Lodge (Chairman Parish Council)

Cllr Boreham confirmed he had placed wooden posts into the holes left by the goal post nets. These can be removed when the posts are repositioned.

Cllr Robinson asked if attention could be given to clearing the ditch between the highway and village hall which is becoming unsightly due to the volume of litter. Cllrs noted the ditch is not easy to access and further consideration to additional hedge maintenance is required. To carry forward to a future meeting.

Cllr Reeve advised the parish council of a meeting to discuss Uttlesford's pilot community energy project which is being supported by Saffron Walden Community Energy and piloted by Littlebury parish. The aim is to consider whether this is something that can be rolled out in High Easter. The Clerk and Cllr Reeve to attend.

Cllr Reeve confirmed he had taken out an annual subscription to Parish Online Mapping at no cost to the parish council, however if this proves to be a useful tool for parish council works, it was suggested the parish council considers subscribing. Cllr Reeve to update the meeting in due course on the tool's usefulness.

22/100 PLANNING

22.100.01 – New Applications

Application No	UTT/22/2857/FUL & UTT/22/2858/LB
Location	Lower House Farm, The Street
Development	Conversion of existing barn into a single dwelling house with ancillary access, parking, landscaping, and other associated works

Cllr Sutton proposed that in principle the parish council has no objection to this application, subject to detail of landscaping. The parish council is of the view a landscaping plan is necessary to understand how the listed buildings on the site will be segregated, a point raised by the officers in the previous application that was refused. This was seconded by Cllr Windley with all in agreement.

22.100.02 – Decisions – For information only

Application No	UTT/22/2378/HHF & UTT/22/2379/LB
Location	Upper Harveys, Stagden Cross Road
Development	Erection of a Cart Lodge. Construction of an open green oak front entrance porch. Addition of a deeper window to the main bedroom with a pitched dormer over. Bi-Fold doors and velux windows to the cow shed. Removal of plasterboard ceiling in the cow shed to expose beams and remove a stud wall in the cow shed. Insert a window in the end of the cow shed
Decision	Conditional Approval

Application No	UTT/22/2454/LB
Location	Upper Harveys, Stagden Cross Road
Development	Removal of asbestos roof from outbuilding and replacement with steel sheets
Decision	Conditional Approval

Application No	UTT/22/2573/FUL
Location	The Labourers Rest, Green Street
Development	Section 73A Retrospective application for the erection of a horse stables block for 3 Horses
Decision	Conditional Approval

22.100.03 Uttlesford has indicated application UTT/21/0313/FUL, 'retrospective application for the erection of two side extensions to former barn and installation of a bio-mass boiler for disposal of wood, at Maidens Barn, may go to planning committee on 23rd November. Cllr Reeve agreed to speak on behalf of the parish council should this date be confirmed.

22/101 ASSETS OF COMMUNITY VALUE (ACV)

Assets of Community Value enable the Community Right to Bid for land or property should it come up for sale. If land comes up for sale it triggers a moratorium period to allow community groups the opportunity to decide whether they would like to bid and if so time to raise the necessary finances. The parish council has four assets on the current register, allotments, playing fields, jubilee wood and village hall. Every 5 years it is necessary to consider whether to re-nominate assets for approval by Uttlesford and renewal is due in December 2022.

Cllrs noted the advice from Uttlesford confirming the more robust process for nominations, including the limited requirement to nominate land in parish council ownership and the protection given to sports and community facilities in the Local Plan.

Cllr Sutton proposed that the parish council submits an ACV nomination for the allotments and jubilee wood as the land for both is in private ownership. The playing field is in the ownership of the parish council and the village hall would be protected under the Local Plan, neither of these assets will therefore be re-nominated. This was seconded by Cllr Reeve with all in agreement. The Clerk was asked to check ownership of the village pump.

22/102 WARM SPACES AND OVER'S EVENTS

Grants are available for communities to provide warm spaces for residents who are struggling with bills this winter. The Clerk has responded to Uttlesford confirming options are limited due to the pre-school use of the village hall.

However, plans continue on providing a seated exercise class and lunch for the elderly between January and March. The Clerk is liaising with the resident who wishes to set this up and an initial grant application has been submitted to Active Essex. Parish Council grant funding will be carried forward to the next meeting to allow time for the outcome of the current grant applications to be confirmed.

22/103 PARISH COUNCIL PROJECTS UPDATE

The repairs to village hall paths have been completed..

There is nothing further to report on the outstanding projects for an electric charging point in the village hall car park and phase 2 play area equipment.

22/104 FINANCE

22.104.01 Cllr Sutton proposed a grant of £250 to Essex Air Ambulance, this was seconded by Cllr Robinson with all in agreement.

22.104.02 Cllr Davis retrospectively approved the payment to JCM Services for cutting the hedges around the village hall playing field and Jubilee Meadow, cost £588.00 including VAT.

22.104.03 Cllr Sutton proposed the following payments for authorisation, this was seconded by Cllr Reeve with all in agreement.

<i>PAYMENT TO</i>	<i>VALUE</i>
Allison Ward - Parish Clerk October 2022	£ 270.92
Allison Ward – Book of Condolence	£ 24.99
JCM Contracting Services – 3 rd cut of Jubilee Meadow (inc VAT)	£ 204.00
MB Surfacing Ltd – Repairs to path in and around the village hall (inc VAT)	£ 2,916.00
JCM Contracting Services – 3 rd cut of verges (inc VAT)	£ 1,433.88

22/105 ITEMS FOR NEXT MEETING - Nothing in addition.

22/106 DATE OF NEXT MEETING, Monday 5th December at 7.30pm in the village hall.

TIME AND CLOSE OF MEETING 9.15pm

Signed
Robert Lodge (Chairman Parish Council)