

Minutes of the Meeting of the Little Burstead Parish Council,
held at Little Burstead Village Hall,
on Wednesday, 13 July 2011 at 7pm

Present: **Councillor Daffin (Chair)**
Councillors Dean, Mohseni and Smith.

In Attendance: **Mrs. Kim Barford, Clerk to the Parish Council**

The chair welcomed those present to the meeting.

57/11 Apologies

Apologies were received from Cllr. Savage. Cllr. Twitchen had also sent her apologies.

58/11 Declarations of Interest

There were no declarations of interest.

59/11 Minutes

Members considered the minutes of the Little Burstead Annual General Meeting of 11 May 2011. Cllr. Daffin said that whilst he had elected to not take a chairman's allowance for the year 2011/2012, there had not been formal approval of his decision. He requested the matter be considered and documented at the September meeting. With the amendment made the minutes were then approved by members and duly signed by the chair.

Members considered the minutes of the Parish Council meeting of 11 May 2011. Cllr. Daffin requested amendment to the police report, minute 45/11 and notation of the deferment of his police report. The minutes with the amendment made were approved by members and duly signed by the chair.

60/11 Matters arising from previous minutes.

None.

61/11 Public Forum

No members of the public were present.

62/11 Police report

Members received an update from Cllr. Dean. Cllr. Dean and the clerk had gone along to the NAP meeting on 11 July 2011 but the police had not arrived and the meeting was cancelled. PC Barrie Curtis had advised the clerk that a further July NAP meeting would be publicised on the website. Cllr. Daffin requested his police report be considered but the clerk advised as it was not on the agenda and the paper had not been circulated it should be deferred to the September meeting. All members were in agreement.

63/11 Reports by designated officers of the Council

a. Public Rights of Way - Repair, improvement, use and change

Cllr. Daffin said he had spoken with Chris Brown, ECC PROW Officer and they were due to meet shortly with a view to restarting the review and repairs[advised him that P3 tasks would be undertaken again] within the forthcoming months.

b. Repairs and improvements to the Parish's roads, paved walkways and verges:

The clerk updated members regarding her communications with the Borough Council concerning the recent cut of verges and the village green by their contractors. The majority of members were in

agreement that they were not happy with the cuts and asked that the clerk continue to gain a response from the Borough Council.

The clerk to pursue and talk with Steve Charge concerning an additional cut in the coming weeks.

Rectory Road – The clerk advised members the investigations were planned to commence in August 2011.

Botney Hill Road – The clerk advised members the pot hole and general carriageway works were planned to commence in August 2011.

Members were updated regarding highway defect reports submitted to ECC Highways.

- c. The location, repair and improvement of the Parish's ponds – Deferred to September meeting.

64/11 Planning matters

- a. Members ratified the comments submitted to the Borough Council regarding application which required a response prior to the meeting:

11/00506/FULL

Alterations to and conversion of barn from farm buildings to single family dwelling

The Ridings, Dunton Road, Little Burstead, Billericay

The Parish Council does not support the application in any way on the grounds that:

The proposed development is within green belt.

It is not intended to support any particular or urgent residential need.

It is part of an area that does not ordinarily allow erection of a new property unless replacement of same type property.

It is describing a now redundant agricultural use although the previous housing of a couple of pigs and horses would only indicate a minimal prior use in agricultural terms.

With the absence of a verge the entrance to the site could provide a traffic hazard particularly with the site being on a busy road and within an unrestricted speed zone area.

Also, inconsistencies within this application are of great concern to the Parish Council:

Within the Design Statement,

Last paragraph of note 3.....'Planning permission has already been granted for conversion to a single family dwelling'. Can you please comment upon this statement?

Note 4 Are buildings on the site since 1990 or from before that date? The Parish Council feels that if it is 1990 it is hardly good history to be utilising old agricultural for stables which were probably business anyway.

Note 5..... 'No Planning History on site' - See 3 above. The statement contradicts paragraph 3 and comes back to Agricultural. The Council has proof of non residential land requiring planning permission for the erection of a stable block so why no application at the time just before building the stables block?

Note 6 - The Stable Block could hardly be described as a "traditional Rural Building" and the Parish Council does not accept that any of the first four conditions are met by this proposal.

No. 7 Site photos – The Parish Council feel that the photographs, far from helping the understanding of the original site rather hides, in "Main Barn", what the original building looked like and how the proposed building would fit in with and enhance the looks of an old business activity.

National Policy 8 (11 of 22) and para 3.7 Seems to Council that the points of this paragraph contradict what has already been said of the proposal and the statement – assisting Farmers in diversifying their enterprises and contributing to the GB objectives is, in our view, a dangerous statement of what is potentially being planned for the future.

11/00557/FULL

Rear conservatory

Sudburys Farm, Sudburys Farm Road, Little Burstead, Billericay

The Parish Council has no objection to the above development.

- b. Members considered the following application:

11/00600/FULL

Single storey rear extension with replacement garage doors and windows

Homeleigh, Laindon Common Road, Little Burstead

Members of the Parish Council considered the application and concern was raised regarding:

Permitted development – The property being within green belt and the Little Burstead conservation area members are concerned that the size of the proposed development with the garage adjoined to the property would greatly increase the footprint of the property and exceed permitted development for the site.

Future garage use – Following on from the above point, with the garage adjoined, members are concerned about a potential future change of use of the garage area, to residential.

Members asked that a restriction be placed to deter any such future change.

- c. No further applications had been received subsequent to the publication of the agenda.
d. No other applications had appeared on recent BC weekly planning lists:

65/11 Insurance

Members noted a risk assessment had been completed by the clerk. New insurers Came & Co (The Broker Network Ltd.) had been instructed to provide cover for the year to 31 May 2012. Their quotation being 15% less than previous insurer with enhanced cover which also now includes property cover as detailed.

66/11 Finance

- a. Internal Audit – Members received and noted the report by Heelis & Lodge regarding the recent internal audit.
- b. Members approved the following payments:
Came & Co. - Insurance Premium 1/6/2011 to 31/5/ 2012 £268.20
Clerk salary June / July 2011
HMRC PAYE for 3 months to 5 July 2011
Cllr. Ros Dean – Re-imbusement of expenses regarding mailing of agenda and provision of refreshments at Annual Parish Meeting £40
CPRE – Annual membership fee £29
EALC – Local Council Admin Book £52.50
Heelis and Lodge – Internal Audit Fee £60
RCCE – Annual membership £40
ABLCL – Annual subscription £20

67/11 Laindon Common

- a. Dog fouling

Members were updated by the clerk regarding her latest communications with the Conservators and the Borough Council.

Members considered the quoted cost of £321.86 plus VAT x 2 to purchase and install two dog waste bins to be located either end of bridleway 48.

Members agreed and approved that the Parish Council fund the cost of one bin for location at the Laindon Common Road end of the bridleway. The clerk to notify Laindon Common Conservators and ask if they would consider funding the cost of the other bin to be located at the Frithwood Lane end of the bridleway.

b. Footpath extension (Dukes Head towards Noak Hill Road)

Members were updated by Cllr. Daffin regarding the site meeting attended also by the clerk with John Ellis of Laindon Common Conservators.

68/11 Clerks Report

Members received and considered the report including recent correspondence.

69/11 BALC, LLC, EALC and other associated bodies

Members received and reviewed reports.

70/11 War memorial – Damage to white posts

Members commented upon the recent damage and general deterioration. Quotations to be sought for complete replacement rather than repair and re-decoration due to poor condition.

71/11 Finger post signs within Parish

Members noted and commented upon their current condition. The clerk advised quotations are awaited for cleaning and re-decoration. Particular concern was expressed by the clerk regarding the stability of the post by the war memorial and a quotation had been sought to stabilise the post. The clerk to contact members by email with details.

72/11 Standing Orders and Financial Regulations

Latest model awaited from EALC, deferred to subsequent meeting.

73/11 Date of next meeting:

Members noted the date of the next Parish Council meeting:

Wednesday, 14th September 2011 at 7.30pm.