

Little Chesterford Parish Council

Draft Minutes of a Parish Council Skype Meeting held on Thursday 10th September, 2020 at 7.30pm

Present Chairman Robert Pumfrey, Cllr Paul Osborne, Cllr Annie Roberts and Cllr Fiona Wilkinson.

In Attendance District Cllr Neil Gregory and Amanda Lindsell - Clerk to the Council.

20/053 APOLOGIES FOR ABSENCE

Apologies for absence were received and noted from Cllr Ian Couchman, Cllr Lez Davison and District Cllr Richard Pavitt.

Apologies for leaving the meeting early were received and noted from Cllr Wilkinson, and the Council agreed to discuss the Planning and Neighbourhood Plan Agenda items early to ensure Cllr Wilkinson would be present.

20/054 DECLARATIONS OF INTEREST

Chair Robert Pumfrey declared a personal interest in agenda item 20/059i and ii as a neighbour of the applicant.

20/055 PUBLIC PARTICIPATION

None received.

20/059 PLANNING

The following responses were agreed to return to Uttlesford District Council relating to planning;

i. UTT/20/1943/LB - Small Barn, Joseph Farm, Walden Road, Little Chesterford

Conversion of former barn to 1 no. dwelling. The Parish Council agreed to object to this application on the following grounds;

a. There are several inaccuracies contained within the application:

i. The site borders a public footpath, and is highly visible from it

ii. The planning history is incomplete.

b. The application fails to preserve the special interest of the curtilage listed barn and the setting of the adjacent Grade II listed Josephs Farm House, contrary to policy GEN2 of the 2005 adopted Local Plan.

c. The plans for the interior of the building do not contain sufficient detail to permit informed comment.

d. The location of the development is unsustainable, in particular with regard to transport provision. See planning appeal decision APP/C1570/A/14/2226566.

e. The development would be dependent on both private water supply and sewerage. The Environment Agency is monitoring sewage discharge from existing properties on the site. Over-extraction of water from the chalk aquifer is an ongoing concern.

ii. UTT/20/1827/PAQ3 - Barn At Springwell Nursery, Joseph Farm, Walden Road, Little Chesterford

Prior notification of change of use of agricultural building to 1 no. dwelling. The Parish Council agreed to object to this application on the following grounds;

a. The floorspace on the application appears to be inaccurate - whilst it is stated as being 50m², the approved application UTT/0934/09/FUL gives the dimensions as 5.1m x13,87m ie 70m²

b. The structure approved in this application was a single storey log store. It is unclear that this would meet the structural requirements for conversion to a residential dwelling solely by elements permitted under Class Q, especially given the small footprint of the existing structure.

c. The location of the development is unsustainable, in particular with regard to transport provision. See planning appeal decision APP/C1570/A/14/2226566.

d. The development would be dependent on both private water supply and sewerage. The Environment agency has monitoring sewage discharge from existing properties on the site. Over-extraction of water from the chalk aquifer is an ongoing concern.

iii. UTT/20/2173/HHF - 3 Walden Road, Little Chesterford

Install fibre-cement cladding (Hardieplank) to cover bricks on the top half of the front elevation and cover the bottom half of the front elevation with sand-cement render and paint. The Parish Council agreed to object to

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this application as the proposed installation of cladding/render is out of character with the character of the properties in this part of Little Chesterford, contrary to policy GEN2. This house forms part of a row of sixteen brick properties built as a series, all of which retain the original brick exteriors. Cladding/rendering of this building would be out of keeping with its surroundings. This proposed development is therefore contrary to policy GEN2 of the 2005 adopted Local Plan which requires development to be "compatible with the scale, form, layout, appearance and materials of surrounding buildings".

The following planning decisions were noted;

iv. UTT/20/1287/DOC – Kings Farm, High Street, Little Chesterford

Application to discharge condition 2 (details of materials) and 3 (additional drawings) attached to UTT/19/1908/LB - Discharge conditions in full.

v. UTT/19/1927/FUL - Kings Farm, High Street, Little Chesterford

Proposed new four bedroom house with a double garage - Withdrawn.

20/061 NEIGHBOURHOOD PLAN

Cllr Wilkinson confirmed that the Neighbourhood Plan team have continued to work on policies over the summer, and it is hoped that the remaining awaited drafts will be available before the November Council meeting.

Advice has been sought from Planning Consultants relating to green space designation and the desire to protect the river and small field between Great and Little Chesterford, and protect the flood land as far as possible.

20/056 MINUTES OF THE LAST MEETINGS

The minutes of the July Parish Council Meeting were approved by Councillors as an accurate representation and Chair Robert Pumfrey devolved power to the Clerk to sign the minutes on his behalf.

20/057 DISTRICT AND COUNTY COUNCILLOR'S REPORT

District Cllr Neil Gregory confirmed;

i. The finance director at UDC has worked wonders to stabilise the medium term financial forecast, with UDC in a far stronger position than most councils.

ii. UDC's Scrutiny Meeting last week heavily criticised the lack of urgency and progress made with the Local Plan. Cllr Wilkinson what the next steps are for the Local Plan. District Cllr Neil Gregory confirmed that further governance is required, and that the Council need to proceed, not wait on the results of the Government's White Paper Consultation.

iii. There is an increase in concern of over-extraction from chalk streams, particularly the River Cam, with DEFRA, Environmental Health and water companies seeking solutions as the Cam now sits the lowest it has been in seventy years, which will impact future housing developments.

iv. School transport appears to be working, despite numerous teething issues.

v. The Stansted Airport appeal is going to be expensive, with currently an uncertain outcome.

District Cllr Neil Gregory and Cllr Wilkinson left the meeting.

20/058 FINANCE.

The clerk presented a statement of accounts and reconciliation to cash books which were agreed.

Cheque - 100379 - A Lindsell – Clerk's salary July & August 2020 – £202.71

was agreed for payment.

20/060 LOCAL PLAN

Update covered within District Cllr's report.

20/063 MEMORIAL BENCH

It was agreed to resolve the siting of the memorial bench at the November meeting.

20/064 GIGACLEAR

Gigaclear have confirmed that they are on track to enable the majority of Little Chesterford residents by the end of September 2020. Residents will be notified once their connection point is ready for service and may wish to register for updates via the postcode checker on the Gigaclear website. They will then also be notified via email when their connection point is live.

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20/064 MATTERS FOR FURTHER DISCUSSION

- i. Notification received this evening from UDC - a pre-application has been submitted for the land to the South West of London Road, Little Chesterford. Outline planning permission was granted early 2020 for up to 76 dwellings. The land has now been purchased by Hills Residential who are in the process of designing a scheme to submit a detailed application for reserved matters. HR have voluntarily applied to ECC Essex Quality Review Panel to independently assess their proposal. Members are invited to attend and observe the half day panel 07/10/2020. UDC need to know attendees by 16/09/2020.
- ii. Hills Residential are also working on a potential planning application for the site to the South East of the London Road. Archaeological field work is being carried out.

20/065 DATE OF NEXT MEETING

The next meeting of the Parish Council will be held at 7.30pm on Thursday 12th November, 2020. The Council resolved to continue to hold meetings on Skype for the time being, although a return to meetings in the Village Hall would be preferable.

The meeting closed at 8.08pm.

DRAFT