

MINUTES OF THE LITTLE YELDHAM, TILBURY JUXTA CLARE AND
OVINGTON PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL,
LITTLE YELDHAM ON TUESDAY, 25th JULY 2017 AT 8 P.M.

In the chair: Mr. W. P. Clayton

Present: Mr. R. S. Brookes, Mr. R. Bryant, Mrs. A. L. Gardiner, Mr. M. Graham,
Mrs. R. K. Marsh, Mr. D. Patient and Mr. G. Thomas.

Mr. A. Corder-Birch (Clerk)

Mrs. I. Parker (District Councillor)

Together with 4 (four) members of the public

22) APOLOGIES FOR ABSENCE

Mr. D. Finch, Mrs. J. Lushington (attending Superfast broadband meeting), Mr. P. E. Pawsey (another commitment) and Mr. K. R. Nott (illness) in whose absence the chair was taken by Mr. W.P. Clayton. It was agreed to send Mr. Nott good wishes from the PC.

23) DECLARATIONS OF INTEREST

Mr. D. Patient declared a PI in connection with the planning applications relating to The Old Hyde, Little Yeldham as he lives immediately opposite the site. Mrs. A. L. Gardiner declared a PI in connection with the same applications as her husband owns the property immediately adjoining to the site.

No other interests were declared.

24) MINUTES OF PREVIOUS PARISH COUNCIL MEETING

The minutes of the Parish Council Meeting held on 16th May 2017, having been previously circulated, were taken as read, were confirmed and duly signed by the Chairman as a correct record.

25) MATTERS ARISING FROM THOSE MINUTES

a) Planning applications at Sewells Farm

The Clerk reported that the planning applications relating to Sewells Farm had been withdrawn.

b) Skip hire

The Clerk confirmed that he had ordered the skips.

There were no other matters arising.

26) CORRESPONDENCE

The correspondence received and listed in appendix one was referred to Councillors for information and the contents noted.

A letter from Mr. J. and Mrs. P. Fitch of Alethea Farm Place relating to continuing flooding problems at Tilbury Green was considered. Councillors reported that although some work was carried out by ECC Highways during autumn 2015, it was not sufficient to abate the nuisance and the flooding problem continued and the road was impassable on 22nd July 2017. The Clerk reported that he had forwarded the letter from Mr. & Mrs. Fitch to Cllr. D. Finch (ECC) and to Cllr. I. Parker (BDC) to action. Mrs. Parker agreed to discuss the position with BDC Officers and with Cllr. Finch.

27) REPORT UPON ACQUISITION OF TELEPHONE KIOSKS

The Clerk reported that an acceptable contract had been received from BT Payphones for the acquisition of the telephone kiosks at Upper Farm Ovington, Tilbury Hill Tilbury Juxta Clare and North End Little Yeldham. In accordance with the authority given at the last meeting the contract had been signed by Mr. K. R. Nott and Mr. W. P. Clayton and witnessed by the Clerk.

28) REPORT UPON ACQUISITION OF OWNERLESS LAND AT NORTH END

The Clerk reported that GCH had failed to send the documentation requested at the site meeting and following reminders and excuses it has not materialized. The Clerk therefore advised that the PC should make its own index map search with the Land Registry, which was approved.

29) ACCOUNTS

The following accounts were presented for payment:

Rural Community Council of Essex – annual membership subscription	£52.80
Braintree District Council – cutting grass on playing field for year 2017	£914.40
Judith Fletcher, Saffron Accounting Services – payroll administration	£76.00
BT Payphones – acquisition of three telephone kiosks	£3.00
H. M. Land Registry – Index Map Search on land at North End	£4.00

It was proposed by Mr. M. Graham, seconded by Mr. G. Thomas and carried that the above accounts are paid.

30) REPORT UPON EXTERNAL AUDIT

The Clerk reported that the external audit of the Parish Council's accounts for the year ended 31st March 2017 had been completed. The external auditor had reported, "*On the basis of our review of the annual return, in our opinion the information in the annual return is in accordance with proper practices and no matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met*". The Clerk was thanked for his work in connection with the accounts and audit.

31) UPDATE UPON NEW PARISH COUNCIL WEBSITE

Mr. M. Graham reported upon good progress with setting up the new website to which new contributions were being added regularly. It is intended that Little Yeldham Village Hall Committee will have its own separate website in the future.

32) BRAINTREE DISTRICT COUNCIL REPORT

Mrs. I. Parker reported upon the following:

- a) BDC had saved about £40,000 by not collecting green waste during last winter and therefore this will be continued.
- b) There had been a reduction of £15,000 in the amount BDC receives from ECC for Community Transport, so to compensate some charges are being increased. Therefore the service will continue to operate as it is important for vulnerable persons.
- c) Development income had increased and BDC finances are on a sound footing.

- d) BDC's reserves had recently been reviewed and invested in properties resulting in Doctors Surgeries being built and then leased to Doctors, which had progressed in Braintree and Silver End. BDC is now looking at Sible Hedingham for which land on the former Rippers site had been reserved for a new Surgery and a positive outcome is expected.
- e) Stansted Airport is applying to Uttlesford District Council to increase the number of passengers per annum, which will result in an increase in air traffic.
- f) Everyone can sign up to a new BDC email service to be notified of specific items.
- g) The new Draft Local Plan had been approved by BDC Full Council and will eventually be submitted to the Planning Inspectorate.
- h) A plea had been received from Essex Police for Special Constables.
- i) The issue of kerbing at Hall Green Corner and large lorries not being able to properly negotiate the corner was raised. It was agreed that kerbing around the corner should be extended and that an application is made to Braintree LHP for funding for the new work.

Mrs. A. L. Gardiner asked various questions about new Doctor's Surgeries. Mrs. Parker and the Clerk answered that the NHS and BDC had decided that there will not be a new surgery for Great Yeldham as it too close to the new Medical Centre being planned for Sible Hedingham, where land had been given free of charge, adjacent to the BDC work hub. The new Medical Centre at Sible Hedingham will incorporate adequate parking spaces, cycle racks, etc., and be located near the bus stop opposite the Library. With a purpose built Medical Centre, the amount of medical services available, will increase significantly. All Doctors from each of the local practices had signed a letter to the NHS, which BDC had been copied in with, supporting the new Medical Centre at Sible Hedingham, which it is hoped that BDC and the NHS will now expedite. Mrs. Parker was thanked for her report.

33) ESSEX COUNTY COUNCIL REPORT

In the absence of Mr. D. Finch no report was given.

34) SPEEDING ISSUES

Mr. M. Graham reported that he had attended a meeting at Dunmow Council Offices to discuss speeding issues. The recent results of ECC speed surveys were nonsense and other Councils had experienced similar problems with ECC Highways and speeding issues as this PC.

(Mrs. I. Parker left the meeting prior to the following items)

35) PUBLIC COMMENT

Mrs. M. Pearce, speaking on behalf of 22 other residents (living in 13 properties) in Hyde Wood Road and Little Yeldham Road affected by the proposed development at The Old Hyde, Little Yeldham and although there was no objection to refurbishment of the barn gave the following reasons for objecting to the pending planning applications:

- a) The proposed five dwellings, is far too many.
- b) Parking for ten vehicles is completely inadequate for five dwellings.

- c) Insufficient information had been provided about a proposed workshop. It is unknown if it is commercial or if the applicant proposes to continue his cabinet-making business.
- d) The vehicular access is blind in both directions and vehicles emerging from the Old Hyde are at risk.
- e) The applicant had objected to a site allocation for proposed development at Hyde Farm two years ago since when objectors were not aware of any material changes.
- f) If the scheme proceeds and the access is widened the larger parking area will spoil the view for residents living opposite.
- g) The Parish Council was urged to oppose the applications.

(Mrs. A. L. Gardiner and Mr. D. Patient left the meeting prior to the following item)

36) TO CONSIDER PLANNING APPLICATIONS 17/00280/FUL and 17/00281/LBC – CONVERSION OF REDUNDANT AGRICULTURAL BUILDING TO FORM 5 NO. DWELLINGS AND CONSTRUCTION OF DETACHED WORKSHOP AT THE OLD HYDE, LITTLE YELDHAM RD, LITTLE YELDHAM

At the invitation of the applicant, Councillors and residents of Hyde Wood Road and Little Yeldham Road had met the applicant and his architect at the Old Hyde earlier in the evening to ascertain further information about the applications. A letter from Mrs. M. Pearce was previously circulated to Councillors and taken into consideration.

Mrs. R. Marsh considered that there should be consistency in the decision-making between the Old Hyde applications, the site allocation at Hyde Farm and the recent applications in respect of Sewells Farm. In addition the proposed houses were not low cost housing for which there is a demand. Mr. M. Graham expressed concern about the bad access at Hyde Farm and very poor visibility. It was proposed, seconded and carried that the applications should be opposed in their entirety upon the following grounds:

- a) Bad access onto a dangerous road with very poor visibility in both directions (unless a new access can be provided).
- b) Sewage provision inadequate and the site needs' to be connected to a main sewer. A septic tank for the Old Hyde and five new dwellings is not acceptable. Sewage could contaminate the water-course and the existing well in the garden of the Old Hyde.
- c) There is a need for low cost housing, which these applications do not provide.
- d) Inadequate car parking provision and vehicles unsightly for residents living opposite.

There was no other business.

There being no further business the meeting closed at 8.45pm

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(Date)

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(Chairman)