

MINUTES OF THE LITTLE YELDHAM, TILBURY JUXTA CLARE AND
OVINGTON PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL,
LITTLE YELDHAM ON TUESDAY, 16th JANUARY 2018 AT 8 P.M.

In the chair: Mr. K. R. Nott

Present: Mr. R. Bryant, Mr. W. P. Clayton, Mr. M. Graham, Mr. D. Patient,
Mr. P. E. Pawsey and Mr. G. Thomas
Mr. A. Corder-Birch (Clerk)
Mr. D. Finch (County Councillor)
Together with 2 (two) members of the public

71) APOLOGIES FOR ABSENCE

Mr. R. S. Brookes (family commitment), Mrs. A. L. Gardiner (abroad), Mrs. J. Lushington (in London), Mrs. R. K. Marsh (prior engagement) and Mrs. I. Parker

72) DECLARATIONS OF INTEREST

No interests were declared.

73) MINUTES OF PREVIOUS PARISH COUNCIL MEETING

The minutes of the Parish Council Meeting held on 28th November 2017, having been previously circulated, were taken as read, were confirmed and duly signed by the Chairman as a correct record.

74) MATTERS ARISING FROM THOSE MINUTES

a) Land at North End

The Clerk reported that he had made a Statutory Declaration in support of the acquisition of ownerless land at North End and that he had instructed Birkett Long to make the application to the Land Registry. Mr. W. P. Clayton reported that the trees damaged by vehicle(s) had been replaced by two posts to protect the property.
There were no other matters arising.

75) CORRESPONDENCE

The correspondence received and listed in appendix one was referred to Councillors for information and the contents noted. A reply from Mr. D. Finch regarding the good work of Jane Laken as Community Agent was referred to.

76) ACCOUNTS

The Clerk reported receipt of £592.20 from HMRC being refund of VAT for 2017.

The following accounts were presented for payment:

Belchamp St. Paul Community House – annual grant		£400.00
Little Yeldham Village Hall Committee – annual grant	£400.00	
Hire of hall for meetings during 2017	<u>£78.00</u>	£478.00
Birkett Long – Land Registry fee for land at North End		£30.00
Great Yeldham Parish Council – apportionment of fees for four Councillors attending the Understanding Planning courses		£107.69

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

77) TO CONSIDER PRECEPT FOR 2018-2019

The Clerk reported that the Localism Grant from BDC will be reduced to £489 in 2018-2019 and that if the Parish Council Budget remained at £6681, less the Localism Grant it would result in a Net Precept of £6192. It was proposed by Mr. P. E. Pawsey, seconded by Mr. D. Patient and carried that the Parish Council precepts for £6192 in 2018-2019. The precept form was duly completed, signed by the Chairman and countersigned by the Clerk.

78) UPDATE UPON PARISH COUNCIL WEBSITE

Mr. M. Graham reported that he is regularly updating the website and its maintenance is straight forward. He advised that it was not necessary to apply for Transparency Code funding because the website was funded through Essex.Info.Net. However the checklist was useful and a few items had been added to the website to hopefully make it compliant with the Transparency Code. The Clerk had asked EALC for confirmation.

79) BROADBAND REPORT

The Clerk reported on behalf of Mrs. A. L. Gardiner that County Broadband had been installed at Upper Yeldham Hall and is better than thought with faster download speeds. County Broadband had informed Mrs. Gardiner that they would be willing to meet residents to explain how to connect.

The Clerk reported on behalf of Mrs. J. Lushington that she had no further news about Broadband, but there is a meeting on 22nd January, which she will attend and report back. She has spoken to Ms. Mo Metcalf-Fisher who is James Cleverly's assistant and he is aware of the forthcoming meeting.

80) TO CONSIDER FUTURE ARRANGEMENTS FOR PUBLIC COMMENT

Councillors agreed that 'Public Comment' at PC meetings had worked very well over the years and that there was no need for any change. Public Comment should remain at the Chairman's discretion and there was no need to change Standing Orders. It was agreed that the relevant part of the Standing Orders should be added to the PC website and reported in the Parish Magazine, so that the public are aware of the procedure.

81) REPORT OF UNDERSTANDING PLANNING COURSES - AUTUMN 2017

The Clerk on behalf of Mr. D. Patient had circulated notes of the Understanding Planning Courses held at Great Yeldham during autumn 2017. At the two courses the PC had been represented by Mrs. A. L. Gardiner, Mr. M. Graham, Mrs. J. Lushington and Mr. D. Patient. A number of points relevant to the PC were highlighted by Mr. Patient including Local Plans, National Policy, S106 monies, CIL, Permitted Development Rights, Planning Enforcement, Building on Brownfield sites and the Neighbourhood Planning Act. Mr. Patient was thanked for his report.

82) REPORT OF BDC MEETING RELATING TO 64 LITTLE YELDHAM ROAD

Mr. M. Graham reported that he had attended the BDC Planning Committee meeting on 2nd January 2018 when an application relating to 64 Little Yeldham Road, Little Yeldham had been considered. Mr. P. Gentry had also attended and they had both spoken for three minutes each. Mr. Graham's representations had included windows and as a result BDC had imposed a condition that there should be no windows on the first floor, which was for storage only. District Councillors were not aware of the long standing policy relating to the former LSA estate, which could have been fully explained if Little Yeldham had been represented at the meeting at District Council level.

(Prior to consideration of the following item, the meeting adjourned for public comment)
Mr. Peter Gentry asked the PC to support a request to BDC that permitted development rights are removed from the former LSA area to force a normal planning application. He explained that BDC has the power to do this via an Article 4 direction. He outlined the anomaly between policy and permitted development rights when policy is not looked at. He referred to the old piggery on land adjoining 67 Little Yeldham Road becoming a house, which is not appropriate, it creates an infill and destroys the historical character of the area.

(The meeting then resumed)

83) TO CONSIDER REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Councillors were concerned that if the conversion of an old piggery to a dwelling on land adjoining 67 Little Yeldham Road goes ahead it will create a precedent. It was accepted that the practicalities of conversion of an unsuitable piggery, with no foundations or drainage, to a dwelling is another matter. The conflict/anomaly between policies was noted. Following some discussion, it was agreed to make a request that BDC remove permitted development rights upon the former Land Settlement Association area via an Article 4 direction to force a normal planning application.

84) TO CONSIDER MORE SUPPORT FROM BDC & DISTRICT COUNCILLORS

Councillors and members of the public expressed concern that the PC and residents were not always represented at District Council level and requested more support from District Councillors upon planning applications and appeals. The contents of the final paragraph of Mrs. Parker's BDC report of 15th January 2018 was not acceptable; because it was considered that she could ask to withdraw from the Planning Committee for a particular item to enable her to represent the PC and the public. The duty to represent the electorate, rather than serving on a committee, was emphasized. Councillors accepted Mrs. Parker's offer to discuss this issue with them in more detail at a future meeting.

85) BRAINTREE DISTRICT COUNCIL REPORT

Mrs. I. Parker had sent a written report, which was circulated to Councillors and included the following:

- a) The consultation on new garden communities, which closes on 22nd January. Two communities are proposed, one between Marks Tey, Coggeshall and Feering for 24,000 homes, the other between Rayne, Great Saling and Stebbing for 7 to 13,500 homes.

- b) Mrs. Parker has been helping residents oppose the application for lawful development certificate on the piggery between 66 and 67 Little Yeldham Road
- c) Concern from residents of Tilbury Juxta Clare about lorries using Tilbury Hill to access the new warehouse at Mashey Farm. An application for a lawful development certificate to continue to use this warehouse for B8 use (storage and distribution) had been made.
- d) Representation at BDC meetings (see minute 84 above).

Arising from the report Mr. R. Bryant raised the loss of the weekly planning lists, which was deplored. The Clerk reported that Mrs. Parker had assured him that BDC would still send PC Clerks notification, when a planning application is made in their parishes. Where anomalies with parish boundaries exist, the PC needs to be aware of planning applications in neighbouring parishes, which was provided in the weekly lists.

86) ESSEX COUNTY COUNCIL REPORT

Mr. D. Finch reported on the following:

- a) The Essex Lottery launched in October 2017 – For each pound, 60p is donated to charities, 20p for administration and 20p prize money.
- b) Crown Funding Platforms – funding for local projects, mainly those which do not have other support, where ECC provides match funding.
- c) The ECC Local Service Fund – Improving Local Places budget being operated by EALC on behalf of ECC to help parishes with general maintenance work, which is match funded 50/50.
- d) The Council Tax for Essex published on 16th January – only the third increase in eight years.
- e) £126 million being invested in highway improvements
- f) £87 million being spent on new schools and extending others.
- g) Funds for the elderly being increased.
- h) ECC is investing in digital technology.

Arising from the report Mr. R. Bryant raised highway issues, which had been reported to ECC Highways, but no action taken. Mr. Finch invited him to forward the relevant emails, which he will follow up.

The Chairman thanked Mr. Finch for his replies concerning Jane Laken, the Community Agent and for his support for this vital service.

The Chairman requested further details of the Local Service Fund – Improving Local Places budget scheme and Mr. Finch confirmed that it applied to hedge and grass cutting. It was agreed that the Clerk should apply to EALC for funding towards annual grass and hedge cutting costs.

87) ANY OTHER BUSINESS

There was no other business.

There being no further business the meeting closed at 9.05pm

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(Date)

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(Chairman)