



Minutes of the Parish Council meeting held on Wednesday 26th. October 2022 at 7pm in the Village Hall.

Present: Cllrs M. Gibson (Chairman), C. Thorne (Vice-Chairman), A. Gardner, R. Millett, J. Pollock, and Kevin B. Money (Clerk to Parish Council). There were 3 members of the public present.

148/2022 Chairman's welcome. The Chairman welcomed everyone to the meeting

149/2022 Apologies for Absence – No apologies were received

150/2022 Declaration of Interest

To declare any Pecuniary, Registerable or non-Registerable Interest relating to items on the agenda
None declared

151/2022 Minutes

To confirm and sign the Minutes of the meeting of the Parish Council Meeting held on 28th. September 2022. **All Agreed**

152/2022 Chairman's report and any update since last meeting

The Chairman supplied the report prior to the meeting. It read:

It has, superficially at least, been a quiet month locally.

However, work has continued behind the scenes on the first stages of the 2023 / 24 Budget. We are getting quotations in for a variety of works and we will have to decide our priorities as well as our strategy regarding expenditure. Cllr Thorne will report further on this.

We are operating in a bit of an information blackhole at present as we do not know what will come through in the Economic Statements in the next few weeks. These could affect both our legal spending limits as well as our moral duty to the Council taxpayers of St Lawrence in what promises to be a difficult time financially for many. Could we justify raising our expenditure to pay for new projects when many residents are likely to be struggling on fixed incomes? Are there items we could cut out of our budget? Inevitably there will be unplanned items that have to be happen – often for safety reasons. It's going to be an interesting process this year – and far more challenging than in previous years before we finalise our budget at the December meeting.

153/2022 Essex County Councillors Report – ECC Cllr Wendy Stamp

a) Update on Locality Fund application – Parish Clerk

The Clerk informed the meeting that the application was still in progress and no monies have been received yet

154/2022 District Councillor/s Report – MDC Cllr Penny Channer

No report was submitted

155/2022 Public Participation Session with Respect to items on the agenda

a) St. Lawrence Residents Association report from the Chairman of the RA.

A total maximum time of 20 minutes is allowed for all public participation sessions

- Halloween evening has been arranged for 31.10.22
- Best dressed Halloween house competition
- Planning a Christmas market – 1st. weekend in December
- Raised just over £1000 – applying for a grant to do with ASB up to £20,000
- Steve (RA Chairman) email address is: thedairystore@outlook.com
- Neighbourhood Watch – 4 metal signs on lamppost £47.50p – Neighbourhood Watch area Councillors agreed to pay for these 4 signs.

Following item 155/2022 there is no more public participation in the Council meeting

Signed

M Gibson

M. Gibson – Chairman of SLPC

23rd. November 2022

156/2022 Representative Reports

a) Greening of the village – To receive a written report from Cllr C. Thorne

Cllr C. Thorne submitted a report prior to the meeting. It read:

We are now in autumn, so watering will hopefully be a thing of the past, the Dinghy Planter will soon be cleared of the summer plants and some new ones for autumn / winter will be purchased and planted. If any person or organisation wishes to donate plants or bulbs they would be gratefully received.

The Tommy has been put in place by members of the team and makes a nice reminder and statement for November and the associated Remembrance services that will be held across the country.

It is intended to put some Christmas lights up on the rigging of the dinghy this year and maybe the fir tree as well as usual. If we need some more lights, is it ok to purchase these, the cost will be discussed prior to purchase.

The Queens Green Canopy tree has survived the very dry summer, thanks in no part to a lot of watering by the team, Thank You to all who helped.

b) Asset Management report – To receive a written update report from Cllr C. Thorne

Cllr C. Thorne submitted a report prior to the meeting. It read:

Play equipment: The general state of condition is good but we do know that some repairs to the feet of the Toddlers Multiplay equipment are required. We are seeking an Estimate on this from Andy Lipscombe. A yearly safety audit, Ref: 1660725, dated 11-May-2022, has been undertaken by an external specialist; we are now in receipt of this report. This is a lengthy and thorough report as you are aware.

Toddler Multiplay equipment. The findings & recommendations contained in this report will be attended to in a stage-by-stage process as a matter of course. We have received an Estimate for replacement of this item from Sovereign Equipment, as contained on the separate sheet, and a further estimate is in the pipeline following a meeting we had with a representative from Playdale equipment on Tuesday the 20th of September. This meeting was attended by Marian Gibson, Rachel Lipscombe & Christopher Thorne.

Play Area Gate: Unfortunately, the wooden entrance gate has sustained some damage, upon visual inspection of relevant CCTV footage it was reasonably apparent that this damage was accidental & could have been caused by repeated and heavy action caused by the self-closing mechanism. The gate has now been temporarily repaired, but the closing device still needs rectifying. It may be prudent for the future to invest in a more robust type of gate, possibly metal. This existing gate may not meet the requirements for Disabled Access regulations, possibly removal of the Latch may temporarily solve these issues, your thoughts please?

26/10/22: The latch has been removed from the gate, and hopefully now meets the disability requirements. The condition of the equipment is as before.

Jubilee Field: As was stated at the last meeting, the Small lower entrance gate has been severely damaged which has resulted in its removal. We have now removed this entrance to the field and have closed up the old entrance and will replant the hedge. We have received an Estimate on this work. This will also result in the main top entrance being under the eye of the CCTV unit which may be helpful on various matters. This work has now been carried out. This area has been boarded up for a second time by Cllr. John Pollock and Chris Millet.

Basketball equipment: We will seek out Estimates for new equipment and installation as soon as possible. And will put this forward for discussion and approval. One Estimate obtained by John P, is attached and a further one is to come from Playdale but will be of a different configuration.

26/ Please see 10/22: attached quote from Playdale.

Portacabin in Play area: It is in a poor state of repair in some aspects. Steps to it and bases to the supporting feet being some of them. It has been suggested that this cabin is removed from site and sold, and items that are in it, mainly the CCTV unit put into the village hall. I would recommend that a feasibility study is undertaken on this matter. Electrical Intake Cupboard: This is a purpose-built plastic cabinet sited at the rear of the Porta cabin; it houses a fuse board and meter that serves the Village Hall and Porta cabin. It is only supported on what appears to be softwood posts, these require inspection. Also, there is **NO Electrical** safety sign fitted to this cabinet. We are in the process of undertaking the inspection and feasibility study; this is being assisted by the input of Mr Jim Taylor, Mr Christopher Millet and Councillor Allan Gardiner. This Inspection has now been carried out and collated into a report (see attached). This is currently being costed by two local contractors. We have received an Estimate from A S Lipscombe, please see attached. Electrical and CCTV costings are still to be obtained. Regarding the possible removal of the Portacabin, could we please have some definite recommendations as to whom will remove it from site and to give a costing for this operation. If this is not resolved it does not seem in

Signed

M Gibson

23rd. November 2022

M. Gibson – Chairman of SLPC

any point in going further forward with this.

26/10/22: Please see attached prices from A S Lipscombe & S & D Maintenance, for consideration.

Key Holders: Marian Gibson. Chris Thorne, Rosemary Millet

Car park: The pot holes have now been filled and levelled. The concrete apron that abuts the tarmac road is severely cracked and will require renewal. We have an Estimate on their repair from Andy Lipscombe and have instructed him to carry out the works ASAP. This work has now been successfully undertaken and completed.

Signage: The Jubilee Field car park is still without a Sign. It is recommended that we progress the purchase and installation of a new sign as discussed some time ago. Your thoughts on this matter please? I have spoken to the company that we have been in discussion with on the supply of the Graphics and display board, and they are still willing to carry out this work Free of charge!! The Graphics for the sign will require amending due to the change in the CCTV regulations. You have received an up dated Layout, is this acceptable? Also, could we please place the Order for the Sign board case as per the last email, Option 3, frame in Black to match the railings, with a header panel to read St Lawrence Parish Council? Cost is £1194.85 plus VAT, plus installation cost, possibly £250.00. The Sign board itself is being supplied Free of Charge.

26/10/22: We have been fortunate in obtaining a grant towards the cost of this item providing that the wording is amended to include the wording of the grant supplier. I am awaiting another revision from the Graphics Company to allow this to be complied with.

Hedges: These are all under control, but are getting quite leggy in some areas and may require an interim cut back. This work has now been carried out. The hedges have now had their Main cut and we have reduced the height of the hedge between the play area & Village Hall to help the operation of the CCTV unit. We are obtaining a costing on reducing the height of this hedge down to the level of the wire fence that is embedded in it, approximate height of 1.00m. This would enhance the operation of the existing CCTV system and give a greater sense of safety to those entering the field and play area.

26/10/22: As agreed at the last meeting, R Garwood has been instructed to reduce the height of the hedge adjacent to play area/ village hall.

River Viewing Shelter: this will require re painting in the near future. We have been in consultation with Dulux Trade, who have visited site and inspected the River Look Out, and have provide us with a 2 part Specification for the repainting works. This can be used as the basis for contractors to price against & would give a level playing field for Costings. Please see attached. Is this agreeable to proceed?

26/10/22: We require the nomination of contractors to obtain prices, can we have some recommendations please, and perhaps put out on our Facebook page that contractors are required to price this item.

Dog Bins: It is understood that the 2 new bins have been delivered but I am not sure as to whether there installation is arranged? We have now clarified their positioning and have overcome an objection raised by a resident; Mr & Mrs Fell, of the Spinnaker's, Seaway and have also received the agreement on its siting by the residents of the Salting's in Seaway. This agreement has been subsequently changed by a resident opposite the bin position now objecting. This item remains pending the agreement of residents in this locale. We have accepted an estimate for the siting of 1 number bin fronting the area of the Dairy store, abutting the main footpath. This siting has been agreed with the proprietor of the Store. The Dairy Store Bin has now been installed & has been registered with MDC.

26/10/22: It was suggested at the last meeting to move the lower Dog bin in the jubilee field and place it nearer to the main gate, is this agreeable? If so, we will obtain a costing .

CCTV Equipment: The equipment has now been serviced by HD Security and has been left in a working order. They have raised a query on the mast that supports the cameras that is placed in the corner of the play area. They have stated that the **mast is not of the correct** type for that situation, in that it is intended for an industrial type of storage yard. The mast can be easily climbed by vandals but there aren't any safe anchorage positions for ladders for maintenance. This is an area that we will have to closely look into for future replacement/renewal.

26/10/22: This is an ongoing situation, that will have to be costed.

Four of us have now received the Basic training for the operation and re play of the CCTV footage, these are: Derek Bonich, Marian Gibson, Rosemary Millet, Christopher Thorne. Key Holders: CCTV Room- Marian Gibson, Christopher Thorne. CCTV Cabinet- Marian Gibson. Rosemary Millet, Christopher Thorne

Table Tennis Table (external by Water sports Club): This is in a sound condition.

Goal Posts: These are in a reasonable state of repair.

Field Gates to Jubilee field car park (lower section): These are in a reasonable state of repair.

Field gates main entrance to Jubilee Field: These are in reasonable state of repair.

Signed

M. Gibson

23rd. November 2022

M. Gibson – Chairman of SLPC

Village Sign adjacent to Bradwell road: Is in sound condition.

SLPC display Notice board (opposite Stone Pub): Is in sound condition

SLPC display Notice board (by Dairy Stores): This requires repositioning. This is in hand. The estimate for this has been accepted and an instruction to proceed has been given, (see Estimate from S & D Property Maintenance dated 27-06-22). This work has now been carried out. The Residents Association have asked if they can use the remaining old support posts for a sign board of their own, this we have agreed to as long as the old posts don't remain insitu for to long.

26/10/22: The Notice board adjacent to the Water Sports club required attention to allow it to be used, this works has been carried out very promptly by S & D Maintenance.

New equipment for older children: During our last meeting with Playdale we raised the question as to what equipment in their opinion is suitable for older children and they have suggested the installation of Specialist Swing unit. Details and a costing will follow soon. A Zip wire has also been suggested by some, what are the feelings about this? **26/10/22: Please see prices from Playdale that are attached.**

Disability Access: This is an area that I feel we will have to have a closer look at in the near future, especially the entrance gate to Jubilee Field. **26/10/22: Play area gate has been attended too.**

Single bar play equipment: There is a section of the ground keeps on forming a pit, due to wear, the Play Inspection Report requires that it is rectified, we suggest Playdale Grasslok, and prices are attached.

Other items of note/concern: During one of our own inspections of the equipment in Jubilee field undertaken last month, it was discovered that due to the extremely dry weather the ground had shrunk to such an extent that several of the vertical pieces of play equipment were not being adequately supported. We issued an immediate works instruction to A S Lipscombe for the insertion of post crete and the ramming down of soil to help to rectify the problem. This was successfully carried out within a few days of notification.

c) **Portacabin** – To receive a written report from Cllr C. Thorne
See above under item 156/2022 (b)

157/2022 Parish Councillor vacancies - Parish Clerk

The Clerk informed the meeting that there had been no applications received from residents to be co-opted onto the Council

158/2022 Planning Application/s

22/00952/LDP - Cornerstone Moorhen Avenue St Lawrence Essex
Claim for lawful development certificate for a proposed garage conversion

RESOLVED: SUPPORT THIS APPLICATION

HOUSE/MAL/22/01041 - 19 Mountview Crescent St Lawrence Essex CM0 7NT
Proposed first floor over and change to external fenestration

RESOLVED: SUPPORT THIS APPLICATION

FOR INFORMATION FOR PARISH COUNCIL ONLY

22/00314/OUTM - Land South Of Fambridge Road Burnham Road And East West Of Station Road Althorne Essex

Outline planning application with all matters reserved except for access, for a phased residential-led mixed use development including: Up to 750 dwellings (Class C3) including affordable housing; Up to 1,000sqm commercial space (Use Class E); Early years facility (Use Class E(f)); Education provision (Use Class F1(a)); A 16ha District Park (including associated amenity provision, community orchard, landscaping, car parking and access); A 2.4ha Local Park (including recreation provision, community orchard, landscaping and access); Allotments; Access enhancements (including a new pedestrian footbridge over the railway line, enhancements to Althorne Station, upgrades to Station Road, new spine road, modified junction at Station Road/B1010 Fambridge Road and upgrades to Station Road level crossing); Pedestrianisation and re-landscaping around the War Memorial; Green and blue infrastructure including sustainable urban drainage, mobility routes (footways and cycleways), biodiversity enhancements (new hedgerow and tree planting, woodland and reinstated historic hedgerows) and neighbourhood amenity space/play areas; and Public art.

RESOLVED:

REFUSE THIS APPLICATION

This application is contrary to MDC policies S1, S6, D1, D2, D3, D5, E1, E5, H1, H2 & H4

Signed

M Gibson

23rd. November 2022

M. Gibson – Chairman of SLPC

The infrastructure on the Dengie is already at or beyond capacity and this proposal is inward looking. It resembles a new suburb at the edge of a large town rather than a development that would swamp the “host” village.

This is a rural area with the facilities, or lack of them, one expects of such an area. Open space is there to be enjoyed already. A more formalised solution to outdoor space is totally urban.

Despite the figures quoted within the documentation there is a real awareness locally of the difficulty of obtaining school places (with secondary places being allocated on occasion some hour and a half drive away).

Medical facilities: the statistics quoted in the application pack are not borne out by local experience where it has not been uncommon for surgery lists to be closed and very long waiting times for appointments are the norm.

Up to 750 houses using the “expected demographic” is likely to produce something like 1000+ people needing employment – where? WFH only works for some types of job. Where are they going to go to get work? Or is it just going to be a dormitory?

Although some commercial space is included (which would include retail) unless real employment opportunities are provided yet more traffic will be generated as people try to get to work. The majority will use the roads. Buses are not much of an option with limited services to anywhere. The railway line from Southminster to Wickford is single line with a passing loop at North Fambridge. Peak services have been at capacity for years with no room for improvement. Improving car parking and making a bus interchange won't solve that aspect. Cycleways are inevitably a very local solution in a rural area – it's not a case of a mile or so down the road to get to work or school. They do not solve the basic issues even if they are seen as the go to solution for transport.

The road network already cannot cope – there is one not very big road running through Althorne from East to West. North - South communications are even worse. There are already major developments underway in Burnham and more are proposed for South Woodham Ferrers plus very major developments underway in and around Maldon. Improving the lane that serves Althorne station and its junction with the B1010 will make no difference to that road – already busy, with speeding traffic.

Building a semi self contained suburb would only exacerbate the situation.

While housing, and affordable housing in particular, may be needed, siting such a development away from the essentials of life would be mad. We remain to be convinced that there is a proven need for such a number of additional houses on the Dengie. There is no breakdown of affordable as opposed to market housing.

The land itself is a south facing agricultural escarpment, increasingly used for vineyards, gently running down to the flood plains and salt marshes of the River Crouch. The salt marshes and flood plains are home to wading birds, both summer and winter. Any development so close would be likely to disturb their habitat.

159/2022 Decision/s made by MDC affecting St. Lawrence

No planning decisions have been made by MDC affecting St. Lawrence

160/2022 Appeal/s made affecting St. Lawrence

No planning appeals have been submitted affecting St. Lawrence

161/2022 Finance

a. To receive the Bank reconciliations as at 30th. September 2022

Councillors noted the Bank reconciliations as at 30th. September 2022

b. To receive the comparison of Actual to Budgeted for 2022/23

Councillors noted the comparison of Actual to Budgeted for 2022/23

c. To approve the payment of Accounts for October 2022 and to agree a transfer of funds to meet the Parish Council financial requirements. **All Agreed**

162/2022 2023/2024 Budget

Councillors to discuss the Council's anticipated expenditure for 2023/2024

Councillors discussed the budget for 2023/2024. This item to be further discussed at the November meeting

163/2022 Councillors to list any defective streetlights with location/s in the village

CCTV camera spotlight needs adjusting

o/s 85 Main Road, opp. 51 Main Road

A&J Lighting solar panels

Signed

M Gibson

M. Gibson – Chairman of SLPC

23rd. November 2022

164/2022 Councillors to note 2023 meeting dates

25.01.23: 28.02.23: 28.03.23: 26.04.23: 24.05.23: 28.06.23: 26.07.23: 27.09.23: 25.10.23: 22.11.23:
13.12.23

165/2022 Items for Next Agenda

**166/2022 Next meetings will be held on 23rd. November 2022 at 7pm in the village hall and
14th. December 2022**

167/2022 Closure of the Meeting

To close the Meeting having considered and determined all items of business.

The Chairman then closed the meeting at 8.05pm and thanked everyone for attending.

Signed

M Gibson
M. Gibson – Chairman of SLPC

23rd. November 2022