

**Minutes of the Wakes Colne Parish Council Meeting held on  
Wednesday 3<sup>rd</sup> November 2021 at 7.15pm in Chappel & Wakes Colne Village Hall**

In the Chair: Cllr. M. Taylor

Present: : Cllr. E. Coney, Cllr. J. Fisher, Cllr. S. Latache, Cllr. F. Mead, Cllr. H. Wastenev

Parish Clerk: Mrs D. Jacob

14 members of the public.

	PRESENTER	SUBJECT
21/174	All Members	<b>Welcome &amp; Apologies for Absence.</b> The Chairwoman welcomed everyone. No apologies received.
21/175	All Members	<b>Declaration of Interests. Declarations of non-pecuniary indirect interests</b> received from Cllr. Taylor and Cllr. Fisher regarding item 21/179 Planning Matters Ref: 212722.
21/176	All Members	<b>Public Participation Session with respect to items on the agenda and other matters that are of mutual interest.</b> Members of the public raised their objections regarding item 21/179 Ref: 212722. This application is outside of the village envelope. They raised a range of detailed concerns about highways matters, drainage, protected species living in the immediate and surrounding area, and so on, as well as the past history of recent applications (in 2004 and 2014) for large-scale development in the immediately adjacent vicinity to the north of the property to which the proposed access route to one new property could potentially facilitate future development applications.
21/177	All Members	<b>Ward and County Councillors to address the members if present.</b> Ward Cllr. Peter Chillingworth sent a report that was circulated to all Councillors prior to this meeting. Flooding at the PO was discussed with respect to possible systems and financial support (see also 21/180 Item 2.). Cllr. Chillingworth has a locality budget of £2,000.00 which could be applied for; closing date is January 2022. Cllr. Chillingworth to discuss with Chappel Parish Council at their forthcoming meeting. The shop/post office is currently a community asset and as such could be supported by the locality budget. Another meeting is to be arranged by Cllr. Chillingworth, with Cllr. Taylor, Cllr. Mead and Cllr. Chamley from Chappel Parish Council to discuss how a flood relief system can be progressed. Cllr Chillingworth then proceeded to inform everyone about his planning application ref: 212717 and 212716. Ref: 212717 has been withdrawn as it was for a listed building; the house is a listed building, but the outbuildings are not, so 21217 is not now required. County Cllr. Lewis Barber reported that the proposed site meeting with the Portfolio holder from ECC was cancelled at short notice and a new date is awaited. A speed survey is currently being carried out on the A1124. Once the results are available it will be clear whether or not ECC will support a VAS, but if the readings are not high enough then he will support a detailed proposal from the Parish Council regarding permission for the location of a VAS which WCPC will purchase. Cllr. Barber discussed the ECC budget and the amount of pressure on it for social care. Funding and volunteers are available for public footpath clearance (to be discussed by a future footpath working group meeting).
21/178	All Members	<b>Minutes.</b> <b>Item 1.</b> It was confirmed that all Councillors had received the draft minutes of the Parish Council meeting held on 6 <sup>th</sup> October 2021. With one amendment to 21/163 Item 4, the figure for the SID Gen-5-Smart VAS should be £4,653.60 Inc VAT, having been agreed by those present, the Chairwoman signed them as being a true and accurate record. Proposed by Cllr. Taylor, seconded by Cllr. Mead; all in favour, resolution passed. <b>Item 2.</b> It was confirmed that all Councillors had received the draft minutes of the Public Meeting regarding producing a Neighbourhood Plan held on 13 <sup>th</sup> October 2021, and having been agreed by those present, the Chairwoman signed them as being a true and accurate record.

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Signed.....  
Chairwoman of the Parish Council

Date: 1<sup>st</sup> December 2021

		Proposed by Cllr. Latarche, seconded by Cllr. Fisher; all in favour, resolution passed.
<b>21/179</b>	All Members	<p><b>Planning Matters.</b>  <b>Ref:</b> 212717 &amp; 212716  <b>Description:</b> Barn Conversion to a Dwelling  <b>Location:</b> Barn at, Oak Farm, Vernons Road, Wakes Colne Colchester CO6 2AH  <b>Ref: 212717</b> Application withdrawn (see 21/177 para 2).  <b>Ref: 212716</b> No Objection.  Proposed by Cllr. Mead, seconded by Cllr. Wastenev; all in favour, resolution passed.  <b>Ref: 212722</b>  <b>Description:</b> Outline Application for the Demolition of a Garage and the Erection of a Single Dwelling with access driveway and car parking.  <b>Location:</b> Springfield, Station Road, Wakes Colne, Colchester CO6 2DS  After discussion, and taking into account residents' concerns, Objection  <b>1.</b> Wakes Colne Parish Council objects to the outline application because the proposed access route, demolishing an existing garage, would lead to a site within the curtilage of Springfield which falls outside of the existing settlement boundary, consequently including the application site for the development of a new dwelling. The application is effectively backland development on a 'greenfield' site (CBC Backland and Infill PPS3). Moreover, it meets none of the planning policy requirements contained in either NPPF 2021 paragraph 80 for housing development outside of the village settlement area or CBC ENV2 policy for rural communities.  <b>2.</b> We strongly request that the Planning Department pays serious attention to objections from local residents submitted to its website and also to the fact that, unusually, 14 residents attended the parish council meeting on 3.11.21 to voice their concerns. These are both germane to the outline access proposal and even more so to any subsequent full proposal for a new dwelling. They range over highways matters, drainage, protected species living in the immediate and surrounding area, and the past history of recent applications (in 2004 and 2014) for large-scale development in the immediately adjacent vicinity to the north of the property to which the proposed access route to one new property could potentially facilitate future development applications. Thus, although this appears to be a simple outline application for a new access road to a new single dwelling in a large garden, if granted there is the possibility, due to the direct professional connection of the property owners with the adjacent landowner/property developer, to further, more extensive applications.  <b>3.</b> We note that, curiously, the outline proposal includes two parking spaces for the currently existing property Springfield but within the defined curtilage of the proposed new development, which would retain all access rights to the private road giving onto Station Rd. This private road (which appears to be jointly owned by Springfield and the erstwhile Halifax, recently renamed White Lodge) constructed c. 1977, when the four properties to which it gives access were built, has no pavement and is unsuitable for disability access. It suffers from continuous drainage issues stemming from springs in the surrounding area, including the current garden of the appropriately named Springfield. Moreover, the private road, in which two cars could not pass, abuts with a restricted sightline onto Station Rd, which is known to ECC Highways as the subject of a 20-year history of requests for traffic calming because it is a dangerous, narrow, high-banked road with speeding vehicles, lacking public safety due to the absence of a footway for the length of the road south of this junction until it meets with the A1124.  <b>4.</b> For these reasons Co. Cllr. Lewis Barber, who was present at the WCPC meeting, agreed to draw this application for access to the particular attention of ECC Highways. Ward Cllr. Peter Chillingworth, also present at the meeting, agreed to our request to call in this proposal to a full Planning Committee meeting.  Objection comments to be sent to CBC.  Proposed by Cllr Mead, seconded by Cllr. Coney; all in favour, resolution passed.</p>
<b>21/180</b>	All Members	<b>Matters Arising from previous minutes.</b>

		<p><b>Item 1.</b> Previous minute number 21/071 Greensward -the verge outside the Post Office, and The Street. It was noted that, in carrying out works, Telec near the telephone book exchange and Anglian Water on the corner of The Street have dug up some of the spring bulbs planted and not made good the turf. The Clerk has contacted these agencies to arrange re-turfing or re-seeding the areas but no clear information to date. Cllr. Barber was asked if he could look into these pieces of land being transferred to the Parish Council by ECC as the Parish Council, who currently maintain them, would then be better informed of utilities/services undertaking work across them.</p> <p><b>Item 2.</b> Previous minute number 21/074 Flooding near the Post Office - see item 21/177, para 1, above. Research on various options had been undertaken by Cllr. Mead and information circulated in advance to be considered by all Councillors. After discussion it was agreed that the recommended option was Fluvial Innovations, for 9 Ridged Plastic barriers at a cost of £1,854.00 Inc VAT and delivery. Councillor Chillingworth indicated he would look favourably upon an application to cover the purchase from the Locality budget. Cllr. Chillingworth to discuss barrier system, storage, costs and ownership further with CPC and to arrange another working group meeting. The Chairwoman asked Cllr. Barber if he could progress the application to the LHP for permission to erect temporary signage when flooding likely. To be on the next agenda with update by Cllr Barber. Proposed by Cllr. Mead, seconded by Cllr. Latache; all in favour, resolution passed.</p> <p><b>Item 3.</b> Previous minute number 21/077 Neighbourhood Plan – a public meeting, with invited speakers from CBC and Eight Ash Green, took place in the village hall on 13<sup>th</sup> October at 7.30pm, as advertised on our website, Facebook page and by leaflets. It was well attended by 41 members of the public, but since then only 1 volunteer from Wakes Colne has come forward and it is a requirement that producing a Neighbourhood Plan is community led. Wakes Colne Parish Council are therefore not in a position to be able to go forward with this at this time due to lack of public support. However, the matter can be revisited if the position should change. Proposed by Cllr. Latache, seconded by Cllr. Mead; all in favour, resolution passed.</p> <p><b>Item 4.</b> Previous minute number 21/105 Solar Cats Eyes at Station Approach. Cllr. Fisher reported that quite a few were out and would continue to monitor and report back. In view of the costly estimates for replacement already received, the Chairwoman asked Cllr. Barber if he could liaise with the Community Rail Partnership, under ECC, which had initially recommended the lights and contractor, to see if they could offer any financial support towards repairs.</p> <p><b>Item 5.</b> Previous minute number 21/132 Village Hall Representative. To consider electing a Wakes Colne Parish Councillor to attend Village Hall Management Committee meetings. Cllr. Taylor reported that she had attended the last meeting as a guest, gave an account of the meeting and said that she was willing to be the Wakes Colne Parish Council Representative, but not as a Trustee. Proposed by Cllr. Fisher, seconded by Cllr. Mead; all in favour, resolution passed.</p>
21/181	All Members	<p><b>Highways.</b></p> <p><b>Item 1.</b> Lane Road - Signs Narrow Road – LHP Proposal sent 11.03.21. Ref: LCOL202027 confirmation received 6th May 2021. This is on the LHP agenda awaiting funding.</p> <p><b>Item 2.</b> Station Road – acknowledgement received 6<sup>th</sup> May 2021 but no new reference number regarding the white line proposal. Cllr. Barber to investigate. Cllr. Taylor and Cllr. Barber awaiting a new date with the Portfolio Officer from ECC to hold a site meeting.</p> <p><b>Item 3.</b> Previous minute number 20/195 Item 2. Zebra Crossing – acknowledgement received and reference number LCOL193018, survey carried out, not on the LHP agenda therefore not going forward. Cllr. Barber advised that this, together with the highway’s issues surrounding the junction with the A1124, should be considered as a whole at the proposed site meeting re Station Rd.</p> <p><b>Item 4.</b> Vehicle Activated Sign –A decision was taken by the Parish Council in October in favour of a static VAS; awaiting the results from the speed survey currently being carried out on A1124 before putting in a location application to Highways if the VAS cannot be funded by ECC.</p> <p><b>Item 5.</b> Previous minute Number 21/173 Planters - Forms are being completed by Cllr. Taylor for licence/permission from Highways, to send to Cllr. Barber for his support before they can be submitted.</p>

		<p><b>Item 6.</b> Previous minute number 21/133 - <b>A1124.</b> Vegetation overgrowth and reduced width of pavement from the Church down to the Village Hall along A1124 - to consider the following quote (due to the specialised nature of this work unable to get 3 quotes). Operators &amp; Equipment, removal &amp; disposal of spoil, application for Traffic Management and providing Traffic Management - £2,400.00 + VAT. Proposed by Cllr. Coney, seconded by Cllr. Wasteny; all in favour, resolution passed. To write to Cllr. Barber to consider making a discretionary contribution towards funding this project.</p>
<b>21/182</b>	All Members	<p><b>Footpaths.</b> A working party has been out tidying Footpath 15. Thanks were expressed to all volunteers. Cllr. Fisher to arrange a working group meeting to review plans for 2022 and dates to carry out further work.</p>
<b>21/183</b>	All Members	<p><b>Grant Applications.</b> <b>Grant Funding Applications received for consideration (Payment made in the next financial year 2022/2023 precept).</b> <b>Item 1.</b> Age Concern requesting £500.00. Proposed £100.00 by Cllr. S. Latache, seconded by Cllr. Taylor; Cllr. Mead, Cllr. Coney, Cllr. Fisher, Cllr. Wasteny against. Not enough votes in favour - therefore resolution not passed. <b>item 2.</b> Chappel &amp; Wakes Colne Cricket Club requesting £115.20 for defibrillator annual maintenance. Proposed £115.20 by Cllr. Wasteny, seconded by Cllr. Latache; all in favour, resolution passed. <b>Item 3.</b> Chappel Parish Council requesting £500.00 for play equipment maintenance. As children of Wakes Colne use the play area, £500.00 was proposed by Cllr. Coney, seconded by Cllr. Wasteny; all in favour, resolution passed. <b>Item 4.</b> Chappel &amp; Wakes Colne Station Adopters Group requesting £350.00 for a replacement community display board. Subject to seeing a quotation £350.00 was proposed by Cllr. Wasteny, seconded by Cllr. Coney, Cllr. Taylor, Cllr. Fisher in favour, Cllr. Mead and Cllr. Latache abstained, resolution passed. <b>Item 5.</b> Chappel &amp; Wakes Colne Village Hall no application made; deadline date now closed.</p>
<b>21/184</b>	All Members	<p><b>Wakes Colne Parish Council Award Scheme.</b> To confirm only 1 nomination received to date, closing date is 30<sup>th</sup> November 2021, to be discussed and considered on the next agenda.</p>
<b>21/185</b>	All Members	<p><b>Precept/Budget for 2022/2023.</b> As required by section 33 of the Localism Act 2011, Parish Councillors are obliged to leave discussions where they have a disclosable pecuniary Interest. To participate in the setting of a precept for the Council, the councillors will require a dispensation, and for this purpose, Wake Colne Parish Council resolves to delegate to the Clerk the power to grant a dispensation from exclusion to all Councillors for the purpose of considering and setting the precept. Proposed by Cllr. Taylor, seconded by Cllr. Fisher; all in favour, resolution passed.</p>
<b>21/186</b>		<p><b>Precept/Budget 2022/2023.</b> <b>Item 1.</b> The budget for 2022/2023 is £20,825.20. Proposed by Cllr. Latache, seconded by Cllr. Taylor; all in favour, resolution passed. <b>Item 2.</b> The precept for 2022/2023 is £13,122.00, to remain the same as previous year, no increase. Proposed by Cllr. Wasteny, seconded by Cllr. Mead; all in favour, resolution passed.</p>
<b>21/187</b>	All Members	<p><b>Seasonal Lights.</b> A member of the public has kindly volunteered to put up the seasonal lights and banner, to discuss and consider if more solar lights are required. Further information required – deferred to the next agenda.</p>
<b>21/188</b>	All Members	<p><b>Clerk's Report.</b> Received and noted.</p>
<b>21/189</b>	All Members	<p><b>Financial Matters.</b> 1) Financial Statement for October/November (Items to be approved for payment and signed as per payment schedule).</p>

			CHEQUE NO.	TOTAL
		B & M Print Inv. No. 58097	101340	44.00
		EE (Inv. No. V01921138896) October	DD	21.43
		Chappel & Wakes Colne Village Hall Inv. 0821 & 10121	101341	120.00
		HandyKing (Inv. No. 164)	101342	230.00
		D. Jacob (Expenses for October)	101343	65.84
		D. Jacob (Salary for November)	SO	500.00
		D. Jacob (Salary adjustment for November)	101344	40.18
		HM Revenue & Customs (for November)	101345	2.00
		Essex Pension Fund (for November)	SO	140.00
		Essex Pension Fund (Adjustment for November)	101346	22.92
		Monica Taylor (Reimbursement in connection with moving salt bags and Plant and Seed Swap set up/clearance as per receipt)	101347	30.00
		2) <b>MONTHLY BUDGET STATEMENT.</b> Received and noted.		
		Proposed by Cllr. Coney, seconded by Cllr. Latarche; all in favour, resolution passed.		
<b>21/190</b>	All Members	<b>Date of Next Meeting.</b> Parish Council Meeting 1 <sup>st</sup> December (7.15pm)		

**Meeting Closed at 10.32pm.**

Signed.....  
Chairwoman of the Parish Council

Date: 1<sup>st</sup> December 2021