

Widdington Parish Council

Minutes of a Extra-Ordinary Meeting of Widdington Parish Council held on Friday 27th August, 2021 at 8.00pm

Present Chair Maria Orr, Cllr Ian Southcott, Cllr Jill Brookman and Cllr Maggs Webb.

In Attendance 3 members of the public and Amanda Lindsell, Clerk to the Council.

08.21.01EGM CHAIR`S WELCOME

Chair Maria Orr welcomed those present to the meeting.

08.21.02EGM APOLOGIES FOR ABSENCE

Apologies for absence were received and noted from Cllr Chris Firmin, District Cllr Neil Hargreaves and County Cllr Ray Gooding.

08.21.03EGM DECLARATIONS OF INTEREST

None.

08.21.04EGM PUBLIC PARTICIPATION

A member of the public asked whether the Parish Council will be objecting to the latest planning application on land rear of Malt Place, Cornells Lane. Chair Orr explained that the Parish Council would consider the application and request advice from their planning consultant as to whether there are any grounds that the Parish Council can object on. The Parish Council agreed that they believe that there was a maladministration by UDC during consideration of the last application and this shall be raised with UDC.

A member of the public asked what action the Parish Council will be taking following receipt of the two new planning applications at Widdington Recycling. Chair Orr confirmed that members of the Parish Council, alongside their Planning Consultant, met yesterday with representatives from Essex County Council and Widdington Recycling.

Chair Orr confirmed that during the three hour meeting Widdington Recycling agreed in principle;

i. That the no right turn could be reinstated, noting that on occasion they need vehicles to access through the village, but that WR would consider informing WPC at those times.

ii. To resolve any lighting issues.

iii. To undertake noise monitoring on a regular basis, in conjunction with ECC to finalise the frequency. WPC`s planning consultant;

a. Challenged WR`s figure on waste and asked them to reconfigure the equation.

b. Requested that ECC instate a scheme to monitor WR over the period to ensure they meet their obligations, and if they don`t implement financial penalties.

c. Requested that at the end of the period if the cells are not filled that they are just left to revegetate. Tom McCarthy detailed another site which has similar terms in place.

It came to light that there will be two final small planning applications in the near future, to replace a workshop, slightly larger than current and to change the operation hours, with a start time of 6am to ensure that empty skips and tipper trucks can leave the site earlier as the construction industry starts early. It was agreed that this would be the only activity at that time.

WR detailed the extensive landscaping scheme that is being drafted of mature trees to better landscape the site and confirmed that their intention is to return WR to farmland, noting that they already have sheep grazing on cells one and two.

ECC acknowledged that ECC had not historically managed the site well and hoped to improve on that and also acknowledged that the site is temporary.

Although a challenging meeting it is believed that we can have a further liaison meeting and hopefully a site meeting in the near future.

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08.21.05EGM MINUTES OF THE LAST MEETING

The minutes of the July and August Parish Council Meetings were approved by Councillors as accurate representations and Chair Orr signed the minutes.

08.21.06EGM COUNTY COUNCILLOR REPORT

08.21.07EGM DISTRICT COUNCILLORS REPORT

08.21.08EGM CLERK'S REPORT

The Clerk reported;

- i. £1102.50 has been received of the £1320.19 garage rental fees for 2021/22. Outstanding fee notices have been despatched.
- ii. The Unity Trust Bank is up and running online and the signatories have been updated to include current Councillors. Councillors should have all received log in details from Unity and need to sign in so WPC can switch from cheque payments to online payments. The transaction requesting payment on 05/08/21 remains unauthorised so a cheque has been drafted for signature tonight.
- iii. £557 allotment rental fees for 2021/22 has been received.
- iv. The refund of overpaid garage rental cheque has been cashed.
- v. The revised noise monitoring to include three locations would be £2760 +VAT. (Original quote £2400). Four locations would be £3120 +VAT. The noise monitoring could be carried out within weeks. They agreed to space the visits out and include the install and removal of the unattended equipment at no extra cost. It was confirmed that the kit is designed to withstand all weather and can measure in most conditions without causing a significant impact on the results. I have been unable to obtain further quotations. The Parish Council resolved not to undertake the noise monitoring at this time.
- vi. The Parish Council have been informed that ECC Enforcement Officer Suzanne Armstrong has left ECC. Issues relating to Widdington Recycling should now be reported to planning.enforcement@essex.gov.uk using the "planning enforcement complaints form" available on the ECC website.
- vii. Four calls have been made to Essex Highways reporting and chasing the missing drain covers – reference 2732518. Support has also been requested from County Cllr Gooding and other Essex County Councillors as the missing covers are a danger to road users. Essex Highways say they have attended and have made the area safe, scheduled works and acted appropriately and they have noted that the Parish Council do not accept this.
- viii. Essex County Fire and Rescue Service have provided copies of four Fire reports supposed to be relating to Widdington Recycling, although the Council notes that two of the reports were for unrelated properties on Hollow Road
 - a. 31/10/2020 – False alarm report.
 - b. 19/05/2016 - Property/Outdoor/Other outdoors (including land)/Landfill site – 8 pumps deployed – chimney fire.

A further member of the public joined the meeting.

08.21.09EGM PLANNING

The following responses were agreed for return to Uttlesford District Council regarding planning applications;

- i. ESS/67/21/UTT – Widdington Pit, Hollow Road, Widdington
Continuation of use of land for skip hire, waste recycling, waste transfer and green waste composting operation, without compliance with condition 2 (time limit) attached to planning permission ref: ESS/30/19/UTT to allow the use and associated development to continue/remain until the adjacent quarry is restored. (09/09/21) – It was agreed that WPC object to the repetition of existing continuants and expectations and require related conditions to include an enforced set end date.
It was also agreed that WPC will be raising concerns that must be addressed by ECC and WR for the proposals to be viable within the community.
- ii. ESS/68/21/UTT - Widdington Pit, Hollow Road, Widdington
Continuation of excavation of sand and restoration of land to agricultural use, including deposit of inert waste, without compliance with condition 4 (time frame) attached to planning permission ref: ESS/35/18/UTT to allow an additional period of time to complete the infilling and restore the site. (09/09/2021) - It was agreed that WPC object to the repetition of existing continuants and expectations and require related conditions to include an enforced set end date.

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It was also agreed that WPC will be raising concerns that must be addressed by ECC and WR for the proposals to be viable within the community.

The Council resolved to request that the Planning Consultant clarifies the calculations based on access to materials to establish how quickly the cells could be filled and to submit a formal report to ECC requesting a half yearly report to ensure that noise monitoring is undertaken as appropriate, that WR are fulfilling their obligations and that the Principal Planning Officer is fulfilling their responsibilities.

iii. UTT/21/2649/FUL – Land rear of Malt Place, Cornells Lane

Demolition of five existing buildings, and erection of three new buildings forming 10 residential dwellings. Alternative scheme to that approved under references UTT/20/2154/FUL, UTT/20/0876/FUL and UTT/20/3016/FUL (21/09/2021) - It was agreed that the Council would seek further advice from their Planning Consultant as to whether there is an opportunity and or value in instructing the Planning Consultant to object to this application and linking it to the maladministration of the previous application. If not the Parish Council agreed to submit their own objection and attend the Planning Committee meeting.

iv. UTT/21/2515/CLE – Amberden Hall, Cornells Lane, Widdington

Certificate of lawfulness for existing use of barn as Class B8 (storage of vehicles) (21/09/2021) – No objections.

08/21/10EGM FINANCE

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

Cheque; 300008 – Alison Farmer Associates – inv 528 - £1560.00

300009 – Clerk`s salary August 2021 - £412.10

300010 – Clerk`s expenses August 2021 - £122.32

was approved for payment. Chair Orr and Cllr Webb confirmed that they are set up for online banking and the clerk resolved to switch to online payments moving forward.

08.21.11EGM OTHER BUSINESS

i. Landowner responsibilities regarding trees and hedges - Cllr Southcott referenced the Occupiers Liability Act 1957, which states that landowners have a duty of care to take reasonable precautions to ensure the safety of trees on their land. As well as having adequate insurance, trees on your land should be inspected regularly, risks assessed, and actions prioritised.

ii. Telephone box – resident contacted PC ref a library – clerk to feedback – that art is being displayed in the box and to see if they would like to coordinate the art exhibition space. Thanks were extended to Pip and Serge for their work renovating the telephone box.

Next meeting – Thursday 7th October, 2021

Meeting closed 21.07

Approved as accurate;

07/10/2021