

## **EIGHT ASH GREEN PARISH COUNCIL**

Minutes of the meeting held on Wednesday 12<sup>th</sup> September 2018 in Eight Ash Green Village Hall at 7.30pm.

In the Chair: Cllr Andrew Cook

Present: Cllr Alistair McGarry  
Cllr Alan Tolfrey  
Cllr Christine Willetts

The Clerk

There were 16 members of the public present.

Cllr Cook as Vice-Chairman chaired the meeting. He said he would like to thank Cllr Josh Greenwold, who had resigned at the last meeting, for all he had done for the Council and the parish over the past few years.

**59-18/19 Election of Chairman**

Cllr Jean Absalom was nominated.

It was resolved unanimously to elect Cllr Absalom as Chairman.

**60-18/19 Welcome and Apologies for Absence**

Apologies were received and accepted from Cllr Birchall and Cllr Absalom.

Ward Councillor Lewis Barber also sent his apologies.

**61-18/19 Declaration of Interests**

There were no declarations of interest.

**62-18/19 Public Participation.**

A resident said he had been asked to pass on a request to hold a Supercar Festival on the heath. He said the gate onto the heath needed attention and he had a contact who could help.

Cllr McGarry said over the summer councillors had met with the police and formulated proposals for protection of the heath, including extending of the ditches.

Cllr Cook said any request for use of the heath should be formally directed to the Parish Council for consideration.

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman

A resident referred to Item 66 and application 181846 and asked how this application could proceed after all the work done at the start of the Neighbourhood Plan process.

The Chairman said the landowner had the right to apply and that this would be discussed later in the meeting.

A representative of the Cricket Club asked about progress on the licences.

The Chairman said this would be discussed under the Clerk's Report.

**62-18/19 To agree as a true record the minutes of the meeting of the Parish Council held on Wednesday 11<sup>th</sup> July 2018**

The minutes of the meeting of the Parish Council held on Wednesday 11<sup>th</sup> July 2018 were agreed as a true record and signed by the Chairman.

Proposed: Cllr Tolfrey                      Seconded: Cllr Willetts                      (Unanimous)

**63-18/19 Report from the County and Borough Councillors:** Report from County Councillor and Ward Councillors, if present.

Cllr Dennis Willetts said this was the second week of the Heritage Open Day season. Many buildings in Colchester were open and worth a look.

He said the planning application for Stane Park should trigger improvements for Junction 26 on the A12 and the surrounding area. The ward councillors were working to see improvements help the Eight Ash Green side as well as Stanway.

He said on 27<sup>th</sup> September he and the Zone Team would be carrying out a clean-up of the Play Area at Fiddlers Folly. He said improvements would be carried out at the play area during this financial year.

He referred to car parking issues in Fiddlers Folly and said that they were looking to rationalise parking to improve a difficult situation for many people.

He said the hardstanding at the Chitts Hill level crossing was for maintenance work and not a precursor to closure of the crossing.

He said application 181846 had been called in.

He said the Local Highways Panel had been reinvigorated by funds from CBC and ECC and there was now some flexibility for work.

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman

Cllr McGarry said he thought similar action to that planned for Fiddlers Folly regarding litter and dog mess might be a good idea for Porters Close.

Cllr Willetts said there were similar problems in Fiddlers Folly and Porters Close.

Cllr McGarry said the Council would support the provision of play equipment for that end of the village.

Cllr Cook asked if the Parish Council could see any proposal and suggest a possible addition.

Cllr D Willetts said he would relay the interest to Colchester Borough Homes.

**64-18/19 Clerk's Report – to include update on Action Tracker**

The Clerk said since the last meeting the licences for the Football and Cricket Clubs had been finalised and would be circulated to the respective clubs prior to arrangements for signing.

**65-18/19 Neighbourhood Plan Working Group**

**a) To receive an update on the current position**

The Group reported that CBC had advised the process could now move forward. All documents were now on the NP website. Once CBC have received the documents, they can begin the public consultation process. Comments from that will be discussed with CBC.

**b) To agree the Regulation 15 final documentation for submission to Colchester Borough Council**

Cllr McGarry said he would like to acknowledge the phenomenal work and expertise shown by the Group, and he thought this should be formally recorded. He said he commended the Plan to the Parish Council.

The Regulation 15 final documentation for submission to Colchester Borough Council was agreed.

Proposed: Cllr McGarry      Seconded: Cllr Willetts      (Unanimous)

Cllr Tolfrey said he would also like to express his thanks to the Group.

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman

**66-18/19 To agree the Parish Council response to planning applications received from Colchester Borough Council and to note decisions made on previous applications**

**181875 - Sallys Cottage, Daisy Green, Eight Ash Green Colchester CO3 8NF - Replacement dwelling**

The Council have no objection to this application but would like CBC to ensure there is adequate space for cars to exit the property without reversing on to the opposite verge.

Proposed: Cllr McGarry      Seconded: Cllr Tolfrey      (Unanimous)

**181846 - Land Off, Halstead Road, Eight Ash Green - Outline application for a proposed residential development of up to 25 dwellings.**

The Council object to this application:

- outside the village envelope (Village Design Statement DG2)
- encroachment into green wedge between the village and Colchester (VDS DG13)
- 150 houses are already planned for within the parish
- CBC Local Plan – these houses are superfluous especially in advance of the Neighbourhood Plan
- access road is very narrow and inadequate for the number of houses planned.
- over-development of the site.
- poor design – cramped and confined.

Proposed: Cllr McGarry      Seconded: Cllr Tolfrey      (Unanimous)

**181824 - Middle Barn Bronze House Farm, Turkey Cock Lane, Eight Ash Green Colchester CO3 8NE - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development. – *Comment***

*The Council have no objection to the application but they would ask CBC to consider that the site stands on a cesspit and there have been problems with effluent in a nearby pond. We would ask CBC to ensure that building regulations will address the capacity of the sewage system.*

Proposed: Cllr Willetts      Seconded: Cllr Tolfrey      (Unanimous)

### **Planning Decisions**

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman

**181621 – Sunnyside, Daisy Green, Eight Ash Green Colchester CO3 8NF - PROPOSED 2 STOREY SIDE EXTENSION, WITH PORCH AND INTERNAL WORKS. – *Approve conditional***

**181475 - The Cart Lodge, Halstead Road, Eight Ash Green Colchester CO6 3PT - Change of use of an outbuilding to use as holiday let accommodation. – *Approve conditional***

**181483 - 14 Spring Lane, Eight Ash Green Colchester CO6 3QE - Proposed rear extension, loft conversion and internal alterations – *Approve conditional***

**181401 - The Cart Lodge, Halstead Road, Eight Ash Green Colchester CO6 3PT - Continued use of an outbuilding as a dwellinghouse - *Refuse***

**67-18/19 Accounts & Payments:**

- a) Statement of Accounts to be circulated prior to the meeting
- b) Approve cheques for signature in accordance with 2018/19 Budget (Invoices Sheet) – to be circulated at the meeting.

Cheques were approved for signature.

<b>Payee</b>	<b>Reason for Payment</b>	<b>Amount</b>
Various	Staff costs (August/September)	£1,267.04
HMRC	PAYE Q2	£360.00
Playsafety Ltd	Play area inspection	£96.60
Linda S Russell Ltd	Legal costs – Licences	£59.40
EALC	Affiliation fee	£415.72
Pale September	Domain hosting	£11.99
	<b>Total</b>	<b>£2,211.65</b>

Proposed: Cllr Tolfrey      Seconded: Cllr McGarry      (Unanimous)

- c) To consider purchasing the Scribe accounting package (details circulated prior to the meeting)

It was agreed to purchase the Scribe accounting package at a cost of £315.00.

Proposed: Cllr Cook      Seconded: Cllr Willetts

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman

- d) To agree a third cheque signatory following the resignation of Cllr Greenwold.

It was agreed the Cllr Tolfrey would be the third cheque signatory.

Proposed: Cllr Willetts          Seconded: Cllr Tolfrey          (Unanimous)

**68-18/19          To consider the report from RoSPA on the Play Area and agree any remedial action necessary.**

Cllr Cook said he would review the report and consult with Playquip.

**69-18/19          To confirm the action taken regarding the granting of access to Starcrest, Seven Star Green.**

The action taken regarding the granting of access to Starcrets, Seven Star Green was confirmed.

**70-18/19          To discuss anti-social behaviour in the parish and to agree any measures that can be taken to address**

Cllr McGarry said there had been reports of anti-social behaviour of various types on social media. This included at the Festival in July.

Events at the Festival were discussed and Cllr Tolfrey reported as follows:

Cllr Cook said the Council could offer support in the Festival Committee's deliberations.

**71-18/19          To discuss the village flag competition and agree any action necessary**

Cllr Willetts said the winners had been chosen although this had been a hard task as there were so many excellent entries. The winning design had been chosen and passed to the Clerk for ordering the flag.

**72-18/19          To receive reports on the following:**

- (a)      Allotments

Charges for water had been discussed, and it should be ensured no charge is made by Anglian Water for sewerage.

- (b)      Heath Reports

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman

The grass-cutting has started. An estimate for £1500 for the ditch work has been received. The Clerk advised she was hoping to source the utilities maps from CBC, and that she would contact the Council's insurer regarding damage to utilities during the work.

The Council had budgeted for work to the ponds. The contractor was no longer able to undertake this work and an alternative contractor would be found.

The locks on the gates are Fire Brigade locks.

An owl count had been undertaken with Essex Wildlife Trust.

- (i) To agree to purchase utilities maps for the heath if ECC cannot provide these free of charge

The Clerk said she hoped to source these from CBC.

**73-18/19**      **Date of Next Planned Meeting:** Wednesday 10<sup>th</sup> October 2018, 7.30 p.m. at Eight Ash Green Village Hall, Spring Lane, Eight Ash Green, CO6 3QF.

Signed \_\_\_\_\_  
Cllr J Absalom, Chairman