

EIGHT ASH GREEN PARISH COUNCIL

Minutes of the meeting held on Wednesday 14th November 2018 in Eight Ash Green Village Hall at 7.30pm.

In the Chair: Cllr Jean Absalom

Present: Cllr Andrew Cook
Cllr Alistair McGarry
Cllr Alan Tolfrey
Cllr Christine Willetts

The Clerk

There were 17 members of the public present.

89-18/19 Welcome and Apologies for Absence

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

90-18/19 Declaration of Interests

There were no declarations of interest.

91-18/19 Public Participation

A resident asked whether planning permission had recently been given for a glamping site in the village and said he had heard nothing about this.

The Chairman said the application had been discussed at a Parish Council meeting.

Cllr Cook said Colchester Borough Council should have consulted the neighbours.

Cllr Willetts clarified the Parish Council's role in the planning process.

A resident congratulated the Council and the contractor on works undertaken around the heath. He said the attention to detail was very welcome.

He referred to the speed survey and said traffic lights had been in place during the survey, and that it had taken place during half-term when the volume and urgency was much lighter.

Signed _____
Cllr J Absalom, Chairman

He referred to the overgrown hedge at the top of Fiddlers Hill. He said that at present this was a dangerous obstacle on a blind bend at a pinch-point, and eventually there would be a bad accident. He said cutting the hedge would improve the situation and he wanted this noted in the Council minutes.

It was agreed to approach the Highways Rangers to undertake the work.

A resident referred to the speed survey and said she would like to highlight the speed and volume of traffic on Halstead Road. She said she had witnessed high speeds and passing even very early in the morning, leading to danger for pedestrians crossing the road.

92-18/19 To agree as a true record the minutes of the meeting of the Parish Council held on Wednesday 10th October 2018

The minutes of the meeting held on Wednesday 10th October 2018 were agreed as a true record and signed by the Chairman.

Proposed: Cllr McGarry Seconded: Cllr Tolfrey (Unanimous)

93-18/19 Highways

a) To consider the issue of parking within the parish and agree any action necessary

Cllr Cook outlined the 3PR scheme which was aimed at improving parking issues for schools. It was agreed that the Council would ask Cllr Lewis Barber to investigate the scheme further to see whether it could benefit the parish.

The issue of parking on the heaths and greens was mentioned and it was confirmed that apart from existing dispensations, no permission would be granted for parking on the heath as it was contrary to the bye-laws.

It was agreed that the Parish Council's heaths and greens contractor would be asked to provide a quote for work to the heath car park.

b) To receive the traffic survey data from Wood Lane and Spring Lane and agree any action necessary

The traffic survey data was received. It was agreed that the Council would ask for the survey to be re-done in all areas, and that the placement in Wood Lane should be considered, along with picking up the end of Halstead Road.

c) To consider any other highways issues

Signed _____
Cllr J Absalom, Chairman

Essex County Councillor Anne Brown said the problem to be addressed was that drivers did not adhere to speed limits. She suggested writing to the police to request enforcement, but that evidence (including the speed survey) would be needed.

Cllr Cook suggested there were various things the Council could consider, including an application to the Local Highways Panel, approaching the police and the Safer Roads Partnership. and considering the use of a camera on Halstead Road.

A resident said VAS signs could be very effective.

Cllr Brown said the Council could ask the LHP or consider buying one.

94-18/19 Heaths and Greens

a) To receive a report on the heaths and greens

The Heaths and Greens report was received.

A quote has been received to renew the staging by the lower pond, up to a maximum cost of £400. The Bye-law signpost on Seven Star Green could be rebuilt within this figure.

To have 3 new all-weather Bye-Law signs printed on aluminium, including art work would cost £117.50. The wording on the signs must stay the same.

The two ponds on Daisy Green and Turkey Cock Lane are being worked on at the moment. Some willow trees have had to be removed.

The ditch work around the Heath has been completed, but following Wednesday nights incursion on to the Lower Heath new padlocks should be purchased.

A suggestion has been made to have some of the concrete blocks used on roads (similar to the ones at the bottom of Ipswich Road to reduce the road width) stored by a friendly farmer (or two) to be used to block gateways in the event of an imminent invasion?

The re-checking of the condition village footpaths has started.

Volunteer Day is on Saturday 17th November 2018.

b) To agree to accept one of the quotes received for measures to restrict access to the heath

Signed _____
Cllr J Absalom, Chairman

Further information on this will be brought to a future meeting.

- c) To consider the issue of parking on the heaths and greens within the parish and to agree any action necessary

As had already been discussed, it was confirmed that parking on the heath, apart from dispensations already granted, would not be allowed by the Council, as it was contrary to the bye-laws and detrimental to the heath,

95-18/19 To receive an update from the Neighbourhood Plan Working group

The Neighbourhood Plan Group update was received and is attached as Appendix A to these minutes.

96-18/19 Report from the County and Borough Councillors: Report from County Councillor and Ward Councillors, if present.

Cllr Brown said life at ECC was tricky at the moment as staff and services had had to be re-designed due to the amount of money available. She said this would take a few months to bed down so please bear with them.

She said now Colchester Hospital had joined with Ipswich there would be movement of services. She reassured residents that ECC was watching developments closely.

She mentioned the Community Fund where £1m had been put aside over 4 years to fund revenue projects, the ongoing costs of which would be absorbed into general running costs after 3 years.

She asked for advice on any nuisance potholes, as there was money available to each county councillor to address this issue within their ward.

She said if she could be of any assistance, to let her know.

Ward Councillor Brian Jarvis referred to the Locality Budget and said the deadline for applications was drawing near.

He emphasised the importance of having the Neighbourhood Plan in place.

Ward Councillor Lewis Barber referred to the Borough Council's Local Plan and said the Council was drawing closer to running out of a 5 year housing supply. He said this would lead to more speculative applications and appeals if these were refused. He also emphasised the importance of an adopted Neighbourhood Plan, especially in the absence of an agreed Local Plan.

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Cllr J Absalom, Chairman

He said any consultation on extending the use of wheelie bins would affect the whole ward and he was aware there had been some discussion about this.

He said he was keen to get residents involved in the new Colchester Orbital Walk.

Councillor Dennis Willetts said there was now a procedure for reporting defective streetlights and nuisance bonfires to the Parish Council.

97-18/19 Clerk's Report

The Clerk had nothing to report.

98-18/19 To agree the Parish Council response to planning applications received from Colchester Borough Council and to note decisions made on previous applications

182444 - Land adjacent: Barn Plants, Turkey Cock Lane, Eight Ash Green Colchester CO3 8ND - Development of single dwelling including access, parking and turning and landscaping.

This site is a green field site outside the village envelope, where development is contrary to the Parish Council's village design guide, Policy DG2. Buildings are only permitted in the open countryside where there is proven need in line with policy exceptions - ie rural exception sites for affordable housing. No convincing case has been submitted to explain the need for this development, so this omission is also contrary to DG2.

182461 - Land between 1-3 Halfmoon Farm & Byways Cottage, Huxtables Lane, Fordham Heath Colchester -Demolition of existing sheds and outbuildings and erection of new 4 bedroom 2 storey house.

This site is within the village envelope and will replace derelict farm buildings. While the Parish Council would probably support in principle the appropriate redevelopment of this site, the submitted design of the house shows a very modern structure totally out of keeping with the streetscene and unacceptably detrimental to the visual amenity of the area and the view of the Heath. This is contrary to the village design guide DG1. It is the PC's policy to preserve the visual aspects of the Heath which is both registered common land and registered village green. The Parish Council therefore opposes any interspersing of traditional and visually harsh ultramodern styles. A more traditional design which is sympathetic to its surroundings would be more in keeping within the village design statement. Any design should not have upper windows which overlook

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Cllr J Absalom, Chairman

neighbouring gardens, nor should block light from these properties, as this is contrary to the village design guide DG5.

182471 - Green Acres, Foxes Lane, Eight Ash Green Colchester CO6 3PS - The demolition and replacement of a stable block to an accommodation building with a use ancillary to the main house. The main house is listed so the stable block is situated with the environs of a listed building and is therefore a curtilage building.

182472 - Green Acres, Foxes Lane, Eight Ash Green Colchester CO6 3PS - The demolition and replacement of a stable block to an accommodation building with a use ancillary to the main house. The main house is listed so the stable block is situated with the environs of a listed building and is therefore a curtilage building.

Demolition of a stable block to accommodation ancillary to the main house. The main house is listed, hence the need for 2 consecutively numbered applications. This application is outside the village envelope, but the building is on the same footprint as the stable block, so falls within permitted development, provided that the design adheres to the detailed rules stipulated to qualify for permitted development. Any Parish Council support would be conditional on this proposed build remaining part of the house, which CBC has already discussed with the applicant.

182525 - New House Adjacent To Bungalow, Halstead Road, Eight Ash Green Colchester CO6 3PX - Side extension to existing dwelling & provision of an annexe (Resubmission of 172717)

The proposed demolition of the garage to create an area to build an annex between the existing house and the sewage pumping station amounts to a further 2 storey residence on the site, and would be a gross overdevelopment of the eastern side of the plot on the most prominent corner site in the village and very detrimental to the street scene. This is contrary to village design guide DG3. There would be an alteration to the sky line across to the protected wooded area which is contrary to our village design guide DG4.

NOTE the village envelope cuts diagonally across this site. The garage is situated outside the village envelope. As such, that part of the application to build a 2 storey annex would also be outside the village envelope in contrary to village design guide DG2.

The proposed side extension to the main house, situated between the existing house and bungalow stores, is large, but will fit onto the plot, and the design is sympathetic to the existing house as viewed from the front. However, the rear upstairs windows in the extension could overlook the bungalows to the side and rear, and the proposed extension is substantial

Signed _____
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enough to block light from the neighbouring properties which are mainly single storey. Both of these points are contrary to our village design guide DG5. There is no drawing submitted which shows the outline of the proposed development in relation to the neighbouring properties and gardens, and this should be requested for clarification before any decision taken.

182498 - Land at Thurgoods Farm, Foxes Lane, Eight Ash Green Colchester CO6 3PS - Proposed siting of a temporary caravan.

The proposed development is a temporary structure as part of the security upgrade of the equestrian centre which is supported by the British Horse Society. Equestrian centres are designated leisure rather than agricultural facilities, and therefore require a higher level of justification for development in the countryside. This proposed application cannot be seen from the road. If the application is accepted, there should be strict time limits as to the length of time the caravan is sited here, and the application should not be regarded as a precursor to any future building of a permanent dwelling in the open countryside.

Proposed: Cllr Willetts Seconded: Cllr Cook (Unanimous)

Planning Decisions

181882 - Land to the West of Cooks Mill House, Cooks Mill Lane, Fordham Heath Colchester CO3 9TF - Erection of stables for domestic use, with a floor area of 92.3m² and height of 3.1m, to replace redundant Nissan Huts – **Permission granted, 11 conditions, 6th November 2018**

99-18/19 To agree the budget for 2019/20 (draft figures circulated prior to the meeting)

The draft budget figures were discussed and the following points noted:

- £1,000 to be added for the 2019 Festival
- Heaths budget to be increased to £15,000
- Potential for increasing staff hours to be considered.

Revised figures to be circulated together with proposed precept demand prior to December's meeting, for agreement at that meeting.

100-18/19 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 in accordance with 2018/19 Budget.

Signed _____
Cllr J Absalom, Chairman

Proposed: Cllr Willetts Seconded: Cllr McGarry (Unanimous)

Payee	Reason for Payment	Amount
Various	Staff costs	£627.62
W. Ralph t/a Brick Kiln Farm	Heaths and Greens Maintenance	£6,390.00
Mr K. Winterbourne	Expenses – bow saw blades	£27.90
Eight Ash Green Village Hall	Meetings	£24.00
Colchester Borough Council	Streetlight Electricity Q1 2018/19	£336.80
W & H Romac	Streetlight maintenance – 133844	£210.33
W & H Romac	Streetlight maintenance – 133829	£195.45
Mrs K. Kane	Expenses – EAG Flag	£79.90
	Total	£7,892.00

101-18/19 To receive reports from Councillors

There were no reports.

102-18/19 Date of Next Planned Meeting: Wednesday 12th December 2018, 7.30 p.m.
at Eight Ash Green Village Hall, Spring Lane, Eight Ash Green, CO6 3QF.

The meeting closed at 9.21pm.

Signed _____
Cllr J Absalom, Chairman