

**MINUTES OF THE BOWERS GIFFORD AND NORTH BENFLEET
PARISH COUNCIL MEETING
HELD AT THE BENBOW CLUB BOWERS GIFFORD
ON WEDNESDAY 30 AUGUST 2017 AT 7.30 p.m.**

PRESENT:

Councillors: R.Smillie: B. Foster: T. Potter: S.Pegg

Parish Council Clerk: Mrs Christine Barlow

Residents present: 9

55/17 APOLOGIES FOR ABSENCE: Councillor Nigel Tyler.

56/17 DECLARATION OF MEMBERS INTEREST: To receive any declarations of disclosable pecuniary interests, other pecuniary interests or non-pecuniary interests by members relating to any agenda items.

Councillor Sheelagh Pegg declared an interest regarding item 62/17 Planning Application No: 17/01082/FULL Elm End, Elm Road.

57/17 PUBLIC FORUM: To enable residents to raise issues of concern with Parish Councillors (The time allowed for this item is 15 minutes)

i. A resident commented that there seemed to a large influx of flies in the area and wondered if it had anything to do with the work being undertaken at the Recycling Centre in Courtauld Road. She advised that several people had commented on Facebook regarding the problem. Councillor Smillie suggested that if it could be identified in what road the people were commenting from it might be possible to get a pattern to possibly identify the area of the problem.

ii.A resident commented on the overhanging shrubs from the front garden of a property on the corner of Pound Lane and Kelly Road which were encroaching above the fence and over the pavement. The Parish Council stated they could send a polite request to the residents to cut the brambles back.

iii. A resident commented that more fly-tipping had occurred in Old Church Road and when reported to Basildon Council they advised they could not find the problem. The Parish Clerk advised she had reported the fly-tipping herself and more residents had also reported the fly tipping. Further requests had been made to Essex County Council regarding moving forward in order to complete the proposed barrier works at either end of Old Church Road. She asked Essex County Council to carry out the works to install the barriers as a priority and had been advised that the work would be carried out by the end of September due to the fact that there had been a manufacturing problem with the barriers. The Parish Clerk advised she would continue to pursue the matter

on the Parish Council's and on residents behalf.

- iv. A resident comment that the pathway on either side of Kelly Road and the road on the corner of Pound Lane and Kelly Road was in a poor condition. The Parish Clerk stated she had reported the pathway on Essex County Council Highways website on at least two occasions and urged residents to do the same.
- v. Residents asked when the repairs were to be carried to the underpass at Old Church Road and barriers installed at the London Road end. The Parish Clerk advised she had been advised by the Local Highways Panel Liaison Officer the work would be carried out at the end of September.
- vi. Councillor Pegg commented that Bye-Way 149 which leads from Elm Road to Burnt Mills Road had been blocked for eight (8) months. The Parish Clerk advised that she had reported the blockage on the Highways website together with a photograph and had also contacted the Rights-of-Way Officer.
- vii. It was reported that the fencing beside "Isadene", Lower Avenue, was seven (7) ft high industrial fencing and was laying down along the perimeter of the boundary of the property and the area was very messy. The Parish Council was asked to report this issue and ask Basildon Council to investigate under their Regulatory Services Enforcement Policy.

58/17 POLICING UPDATE: To update on policing matters in regard to information received.

The Parish Clerk advised she had notified Darren Weeks PCSO (42070509) regarding the dates of the Parish Council meetings and extended an open invitation to attend and had also sent the agenda for the Parish Council meeting. However, she had received no acknowledgment from him or update.

59/17 MINUTES OF PARISH COUNCIL MEETING HELD ON 26TH JULY 2017: The Council to approve the accuracy of the minutes of the meeting held on 26th July 2017.

The minutes of the meeting held on 26th July 2017 were accepted as accurate record of the meeting and were signed as such by the Chair, Councillor Robert Smillie.

60/17 PARISH CLERK'S REPORT: To update on Parish Council business

The Parish Clerk updated Councillors concerning matters raised at the previous meeting.

43/17 (i) Charity Clothes Bank – under investigation.

43/17 (ii) Fly – tipping in Church Road adjacent to St Margaret's Church reported on Basildon Council – now removed.

43/17 (iii) Grass cutting in Westlake Park – continuing to monitor.

43/17 (iv) Discussed matter with ECC Flood Team Officer regarding ditches behind Exchange House and he advised that the ditches were the responsibility of the landowner but he would write to both parties regarding the matter drawing their attention to their riparian duties.

43/17 (vi) Sadlers Farm traveller site perimeter wall – An email has been sent to Phil Easteal, Group Manager (Regulation) Regulatory Services Manager, drawing the matter to his attention again but response had been received in reply.

44/17 (ii) Use of Police Resources – Darren Weeks PCSO had been advised of meeting dates.

44/17 (iii) Community Speed Watch – An assessment of the area was being undertaken by the Essex Fire and Rescue Service to assess the points of safety for using the camera. Also an Expression of Interest application had been completed to apply for funding via ECC Community Initiative Fund to purchase the speed cameras.

➤ Essex Association Meeting of Local councils AGM 19th September 2017

➤ A letter had been received from Essex Highways advising of proposals to introduce a 7.5 tonne environment weight restriction on the following lengths of road: (i) Bohun Link- From its roundabout junction with Burnt Mills Road to its junction with Wollaston Way. (ii) Burnt Mills Road – From its junction with Pound Lane to its junction with Rushley. (iii) Courtauld Road – From its junction with Burnt Mills Road in a north easterly direction and then in a westerly direction for approx. 272 metres. The previous restriction which covered Ravenscourt Bridge/ Burnt Mills Road (Weight Restriction) Order 2000 has been revoked.

61/17 FINANCE REPORT: The Responsible Finance Officer to report on the Parish Council's current financial position.

Chris Barlow, Responsible Finance Officer, provided a summary of the Parish Council finances to the 22nd August 2017.

	£
Balance at Bank as at 21 st July 2017	21,840.01
Balance at Bank as at 22 nd August 2017	15,964.85
Expenditure	
(355) PDS Printing – NP Consultation surveys	213.60
(356) PDS Printing Bowers Bugle Newsletter & PIP Leaflets	440.00
(357) EALC - Clerks Training (Marketing Plan)	45.00
(358) Survey Monkey – Registration (NP) 2 months x £29)	58.00
(361) RCOH Consultancy Fee inc VAT (Part Payment)	4,419.25

(362) Clerks Salary (July)	<u>699.31</u>
	5,875.16
Income	Nil

Councillors were in acceptance of the figures provided.

62/17 PLANNING: Councillors to review and comment on Planning Application/s under the Town and Country Planning Act 1990 (as amended)

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 17/00988/FULL

Demolition of existing bungalow and garage and erection of a new detached two storey chalet with detached garage. - 101 Pound Lane Bowers Gifford Basildon Essex.

Councillors discussed the application and considered that the following comments should be taken into account by Planning Officers:

- (i) The maximum height of the ridge appeared to exceed Basildon Council's own Policy BAS 15 according to the plans provided.
- (ii) The accuracy of the drawings are questionable and Plan 2 does not have an area allocated for access and egress for cycle or bin storage.
- (iii) The design and access statement did not meet the requirements of Level 4 of the Sustainability Code due to the fact that it did not include allocation and construction data and a certificate required to assess this.
- (iv) The location for such a sizable property.
- (v) Parking is already an issue adjacent to the property in Pound Lane and William Road and sufficient off road parking has not been provided within the application to accommodate such a sizable property

TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 17/01097/FULL

Various alterations including a two-storey side extension and a first floor rear extension - 86 Pound Lane Bowers Gifford Basildon Essex

Councillors discussed the planning application and whilst they understood the need for retail development commented that they considered the design of the dormer needed to be below ridge height and raised concerns regarding the spaces for 4 vehicles but how this will be achieved in this corner shop location. The plans do not appear to clearly state how safe access and egress of vehicles would be achieved and it was felt this should be given further consideration before a decision was made regarding the application.

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO:
17/01082/FULL**

Construction of detached garage following destruction of the original by fire - Elm End, Elm Road, Bowers Gifford, Basildon

Councillors commented that that they felt the garage should be set back from the building line and a metre plus from the boundary in line with Basildon Council's own policies. Subject to the above comments Councillors made no objections to the planning application as presented.

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO:
17/01156/TFULL**

Installation of 25 metre communications mast with two transmission dishes, ground based apparatus and ancillary development - Bowers Hall Farm, Church Road, Bowers Gifford, Basildon

Councillors discussed the application and made no objections to the application.

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO:
17/01093/VAR**

Variation of condition 1 relating to application number: 12/00422/FULL as follows: condition number: 1) The use(s) hereby permitted shall be discontinued and any works required for the reinstatement of the land shall be carried out not later than 30 September 2020. To be varied as follows: a 3 year extension of temporary planning permission is requested to allow the Waste Management Research Group at the University of Southampton to continue undertaking sustainable landfill research at the facility. The proposed extension is aimed to coincide with the final restoration of Pitsea landfill site. End date to be 30 September 2020 - Veolia Pitsea Hall Lane Pitsea Essex

The Parish Council made no comment regarding the variation.

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO:
17/01072/FULL**

Single storey, part pitched, part flat roof side extension. - 8 Westlake Avenue, Bowers Gifford, Basildon, Essex

The above planning application was presented as a published amendment to the agenda.

Councillors having considered the application commented that the property has had a number of extensions over the years (i.e 1965 & 2000) and a further planning application also exists which was passed on to the new owner when the property was sold. If the property was to be further increased in size it would overlook neighbouring properties. The number of bedrooms will increase

whilst possible parking spaces will decrease in a road which already has limited parking spaces. If this extension is permitted and the already agreed conversion carried out, there will be a 7 metre high wall along the boundary, and Councils questioned how this will sit with the 45 degree rule previously applied. Taking into consideration the comments made the Parish Council objected to the application and considered that the previous conversion, which expires in 2019, should be revoked before considering this new application.

63/17 PLANNING DECISIONS AND COMMENTS: To receive updates and comments regarding Planning Applications discussed at previous meeting.

17/00873/FULL Claremont , Burnt Mills Road – Granted
 17/00150/FULL Land adjacent St Heliers , London Road - Granted
 17/00697/FULL 1 Westlake Avenue – Granted
 17/00658/LDC Land South of Beony, Osborne Road - Land not registered
 17/00772/FULL 55 Pound Lane, Bowers Gifford - Granted

64/17 BOWERS GIFFORD AND NORTH BENFLEET NEIGHBOURHOOD PLAN: To update on progress and discuss the next steps.

David Walsh, Chairman of Hovefields and Honiley Neighbourhood Forum was attending the meeting and was asked to give the Parish Council a brief status report on the progress of their Plan. The Parish Council considered that both parties should be interweaving with other because of the issues both parties were experiencing.

Mr Walsh advised that like the Parish Council they had received a grant from My Locality via Groundworks and had engaged a planning consultant. They had initially held a meeting to establish the group and take advise on the next steps and established a Policy Map and set out their aims and objectives. Currently they had carried out a very details Social and Economic Study and engaged with some members of the Gypsy and Traveller community and were endeavouring to gather an evidence base to produce a Plan that was inclusive to all. Their Neighbourhood Plan covered an area from Cranfield Park to the A127 but the roads it encompassed had no drainage or infrastructure and they were having to look at a more strategic approach as this was the only way they could build the houses needed and make it cost effective for a developer. David provided the Parish Council with a draft copy of the Forum's Draft Neighbourhood Development Plan and also of the numbers of settled residents and members of the Traveller/ Gypsy community who lived in the Neighbourhood Plan area. The area had a growing population and they considered that the proposals made by Basildon Council did not meet their needs and would degrade their environment. He advised that they wanted to build at least 500 properties as opposed to the 50 stated in the Basildon Council's Local Plan. They also want to create a balance between the two communities. In 2000 there were 64 settled residents and 109 traveller pitches. In 2017 there were 64 settled residents and 224 traveller pitches and in 2034 with the rate of expansion currently it was anticipated this would rise to 502 Traveller/Gypsy pitches. He confirmed that not all the traveller pitches were legal which would make Dale Farm 2 a reality.

David then covered questions from the floor on his presentation and was thanked for coming along to the meeting.

The Parish Council is to consider the impact of the comments received in respect of the Parish and arrange to meet with the Forum at a future date to be agreed.

65/17 PICNIC-IN-THE- PARK: To update Councillors on arrangements for the Parish Council Community Event on 3rd September 2017.

The Parish Clerk provided an update to Parish Councillors in regarding arrangements for the Picnic-in-the-Park event on 3rd September and advised that all was in place for the event. However more volunteer helpers were needed on the day for the various activities and a call for helpers had been placed on local media.

An offer had been made for the Parish Council to purchase two second hand marquees, which were in good condition. Councillors had discussed the benefits of the purchase and weighed the cost to purchase against the cost to hire each year. As the Parish Council now had a storage facility it was **AGREED** to purchase the two marquees instead of hiring them for events.

66/17 SUPERFAST ESSEX PUBLIC CONSULTATION: To discuss the Parish Council's response **to the** Superfast Essex public consultation to reassess the availability of superfast broadband across Essex until 2021.

Superfast Essex, under the umbrella of Essex county Council is working to extend Superfast Broadband to more than 144,000 homes and businesses by December 2019 under its Phase 2 and has recently announced Phase 3 but it still leaves many areas without access and Essex County Council wants to make Superfast Broadband available to nearly all homes and businesses by 2021 and are working with commercial operators to encourage more private investment.

Superfast Essex were currently inviting members of the public to take part in a consultation from 31st July – 31st August 2017 to identify which properties have no superfast connection available to them and their proposal were discussed by Councillors. It was felt that much of North Benfleet had slow access as did some parts of Bowers Gifford and it was **AGREED** to raise this issue with Superfast Essex through the channels available to them and to try and bring forward basic improvements in connections within the Parish earlier than 2021. A Superfast Essex rollout Map identified the current connections plans and this could be accessed at www.superfastessex.org.maps.

67/17 COMMUNITY SPEED WATCH: To update Councillors on progress.

Councillor Potter advised he now had 14 residents who had volunteered to take part in the Community Speed Watch Programme. An assessment was to be carried out by the Essex Fire and Rescue Service to identify the most appropriate location to locate the speed cameras and operators. Once the

assessment had been completed arrangements would then be made to hold a training session with the volunteers.

68/17 MEETINGS ATTENDED BY COUNCILLORS: To update on meetings attended by Councillors during the month.

Councillors had not attended any external meetings.

69/17 DATE OF NEXT PARISH COUNCIL MEETING: 20th September 2017

The date of the next Parish Council meeting was confirmed as 20th September at 7.30 p.m. in the Benbow Club, 77 Pound Lane, Bowers Gifford.