



LATCHINGDON PARISH COUNCIL

**Minutes of Parish Council Meeting held on
Thursday 2nd February 2017 at 7.30 pm in the Parish Room.
The Village Hall, Burnham Road, Latchingdon, Essex**

PRESENT: Cllr Dave Moore, Cllr Lynn Robinson, Cllr Jacqueline Ruocco,
Cllr Dale Symons (Vice Chairman) & Cllr Gill Winsor.
District Councillor: Bob Boyce
In attendance: Sarah Sayer
Members of the public: 0

The Chairman welcomed everyone to the meeting and announced that effective after the Parish Council Meeting he would be resigning as Chair due to work commitments but would be remaining as a Councillor for the time being. Members thanked him for being Chairman.

1. APOLOGIES

Cllr Dave Banner, Cllr Graham Rogers & District Councillor Acevado.

2. MINUTES OF THE MEETING(s)

- a) The minutes of the Parish Council meeting held on 24th November 2016 were agreed and signed as a true and accurate record of the meeting by the Chairman.
- b) The minutes for the precept/budget meeting held on 15th December 2016 were agreed and signed as a true and accurate record of the meeting by the Chairman.

3. DECLARATIONS OF INTEREST

- a) None declared at this point in the meeting.

4. PUBLIC SESSION

Bob Boyce informed members that he wanted to discuss the Henry Gilder trust and that he wanted his conflict of interested to be noted as he is the Chairman of the Henry Gilder Trust & a District Councillor.

As Chairman of the Henry Gilder Trust, he wanted to make it clear that the Trust is very interested in the Latchingdon South project and that the Trust have 8 bungalows in Althorne and 8 in Southminster now with no mortgage.

The District Council are happy to be involved and members were told that Paul Gayler would be the person to speak to about this part of the project.

Bob went onto say that the building of bungalows was a key factor in inducing senior citizens who had lived in social housing all their lives to move into a nice new bungalow from a larger social house more suitable for a family.

Signed.....
Chairman

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5. DISTRICT COUNCILLOR'S REPORT

Cllr Boyce informed members that the Planning Inspector had completed his inquiry into the LDP and the results of his findings would be available in a few weeks. The Inspector said that he was there to make the plan work and all modifications that he suggested were accepted by the MDC and the plan has been sent back to the Secretary of State as the final decision will be with his office.

Emma Foy will be back in May as Finance Director.

6. HIGHWAYS AND TRANSPORT REPORT

- a) The pothole opposite the school was reported to be deteriorating daily. Clerk to call Highways again. All street lights reported not working to date have been reported to the relevant contractor AJ Lighting or ECC and been rectified. None reported at the meeting.
- b) Members discussed the emails received from Mr. Ogden in relation to the lack of Street Lighting at a point where Heritage Way and Lawlinge Avenue meet. Councillors invited Mr. Ogden to meet them to discuss the matter but he did not respond. Councillors walked the area and found the lighting to be adequate and in line with other areas of the village. The other issue raised was to do with speeding on Burnham Road and Clerk to contact Adam Pipe in relation to this.
- c) No further news regarding the outcome of the transport consultation which ended on 3rd January.
- d) No further news regarding the completed flood works.
- e) No further news other than the VAS project is still viable but could take a while depending on funding.

7. PLANNING

The Planning meeting to follow the Parish Council meeting.

8. LATCHINGDON SOUTH DEVELOPMENT

To progress the scheme to the issue of a planning permission by MDC Members need to prepare and enter into a S106 Agreement with the Council.-

The S106 Agreement will make provision for the following benefits:

- . Delivery of a new Village Hall,
- . 40% Affordable Housing and a Commuted Sum Payment of £47,200-00,
- . Early Years & Childcare Contribution of £46,214-00,
- . Secondary School Contribution of £31,024-50,

Signed.....
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- . Details regarding the future maintenance of the public open space, and the upgrade to Sport England standards of the existing formal pitches on the village recreation ground.

· Developer requires the following:-

- Contact details of the Parish Council's solicitor who will be acting in regard to the Latchingdon South project with regard to land/conveyance matters
- Contact details of the Parish Council's solicitor who will be acting in regard to the Latchingdon South project with regard to planning/S106 Agreement matters

It was RESOLVED that Cllr Dale Symons and Cllr Lynn Robinson had the Parish Councils approval to sign up the solicitor to protect the Parish's interest in this matter if they deemed, after their initial free half hour meeting that Gepp & Sons in Chelmsford, namely David Springett, partner in the firm had the necessary background to progress this project.

- Contact details of the Parish Council's agent who will be acting in regard to the Latchingdon South project with regard to scheme/valuation matters

It was RESOLVED that Strutt and Parker be engaged to liaise between the Developer/Parish/Law Firm in relation to the sale of the land to the developer to ensure best practice and transparency for all parties.

- Confirmation that the Parish Council give their permission for me to act on their behalf in preparing/negotiating the S106 Agreement and planning permission for the Latchingdon South scheme

It was RESOLVED that, Simon Butler Finbow of Mattanna Ltd, could not act on behalf of the Parish in respect of negotiating the S106 Agreement, it was stated that the Parish are happy for him to draw up a draft agreement which will then be submitted to both Gepp & Sons and Strutt and Parker to review on behalf of the parish. Regarding the planning permission for the Latchingdon South Scheme the Parish until the members of the Parish Council have seen a solicitor and gained their advice as to the best way they should proceed as they are working for and on behalf of the community.

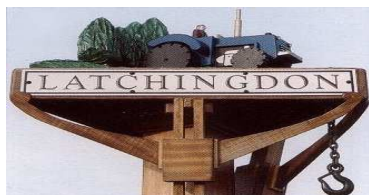
- Aside of the above Councillors were going to assist in seeking confirmation that the Henry Gilder Trust no longer had an interest in purchasing a number of the Affordable Housing new homes within the Latchingdon South project.

As detailed earlier in the minutes – it was clearly stated that the Henry Gilder Trust have always been very interested and are still very interested in the project, but would need to discuss the prices. Michael Siggs is the Secretary and contact at the Trust and can be reached by email at: michael.siggs@btconnect.com. It is also understood that Paul Gayler at MDC is very keen to help with this project.

Signed.....
Chairman

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9. PARISH PATHS

- a) Clerk informed members that unfortunately due to the illness of the handyman that the rest of FP No. 8 had not been cleared, but MJ Gunfield had agreed to fill in at the same hourly rate until the handyman was ready to return to work, so would be removing the black bin and clearing the rest of the path.
- b) The footpath sign outside No. 61. The Street is still down. Clerk to chase yet again.

10. ALLOTMENTS

- a) One of the vacant allotments has been taken and there is an interested party for the other one, both local residents.
- b) Clerk in contact with BT regarding the possibility of more allotments at the BT Exchange on The Street.

11. CORRESPONDENCE

Correspondence noted.

12. FINANCE/PAYMENT OF ACCOUNTS

- a) The payments and receipts were reviewed, accepted and signed for the month of December 2016 and January 2017
- b) The annual budget/precept meeting was arranged for Thursday 15th December 2016 at 7 p.m.

13. TRAINING

- a) No training issues arose.

14. VILLAGE HALL AND KING GEORGE V PLAYING FIELD AND POND

All matters pertaining to this heading were dealt with during the earlier committee meetings.

15. PLAY AREA'S

All matters pertaining to this heading were dealt with during the earlier committee meetings.

16. RISK ASSESSMENT(S)

- a) Clerk informed members that the risk assessments were in a work in progress and that draft versions would be presented at meetings going forward for review and approval.

17. TO UPDATE MEMBERS ON MEETINGS ATTENDED NOT SHOWN AS A SEPARATE AGENDA ITEM OR MEETING TO BE ATTENDED.

Cllr Robinson attended a meeting regarding Broadband and stated that the second phase was coming out this year. On the website there is a new map

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which if you are not on it, contact and ask why not. Cllr Robinson stated that she did not find it a particularly informative or useful meeting.

18. WEBSITE/FACEBOOK/CRIME IN THE DENGIE FB PAGE(S)

a) All being kept up to date and members of the public utilising.

19. ITEMS FOR NEXT AGENDA & DATE OF NEXT MEETING

30th March 2017 at 7.30 p.m.

Meeting ended at 8.38 p.m.

Signed.....
Chairman

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