

Minutes of the Parish Council meeting held on Wednesday, 21st October 2009

Present Cllr John Phipps (Chairman)
Cllr Andrew Hull PC Carter
Cllr Dave Isbell PC Snelling
Cllr Alan Oates PCSO Chittendon
Cllr Colin Golding
Cllr Kate Binks
Cathryn Carlisle (Clerk)
DC Tim Wilkinson

09/266 Apologies for Absence
Cllr David Eversden

09/267 The minutes of the PC meeting held on Wednesday 16th September 2009
were amended and signed.

The minutes of the extra ordinary meeting held on 1st October where 3
planning applications where discussed were approved and signed

09/268 Declarations of interest
Cllr Golding agenda item 09/278
Cllr Hull agenda item 09/278

09/269 Public participation session with respect to items on the agenda and other
matters that are of mutual interest.

Most people present at the meeting believed an injustice was done to the
residents and the Parish Council when planning permission was given for the
affordable housing, It was suggested that the Parish Council write and
complain to BDC Planning committee and also write to the Parish Council
Ombudsman.

With regards to RLP 6 Circle Anglia gave misleading information to BDC. At
the original meeting in 2007 where it was recommended that the houses
would be up for sale at affordable prices it wasn't until the prices were given
that these young people realised they would not be able to afford
themselves.

It was thought that DC Wilkinson should have spoken against the
development not for it. It was also suggested that DC Lady Newton should
have had a 'Prejudicial' interest being a member of he Circle Anglia Board and

that she influenced a lot of people on the planning committee. It was also suggested that BDC had a conflict of interest.

It was noted that there are roughly 80 houses in Braintree owned by Circle Anglia some empty. Most people would not benefit from living in the middle of a field with any facilities near by.

The question of who bought the land and when did it happen was raised.

It was suggested that the next step will be BDC letting travellers move onto a site in the area next!!

09/270 Presentation by Police Community Support Officer

PC Carter and PC Snelling will be sharing the area. There has only been 1 crime in the last month. It was reported that there had been some thefts from cars in Barryfields prior to that PCSO Chittendon did a leaflet drop to remind residents to lock cars

A NAP meeting will be taking place on the Monday next week at Finchingfield Village Hall at 8pm.

09/271 Presentation by DC Tim Wilkinson

Was pleased that the Parish Council had asked him to attend this meeting to explain why he supported the application for the affordable housing.

He reported that there is a national shortage of affordable house in the country. RCCE and Circle Anglia had ascertained that there was a need for affordable houses in Shalford. From the evidence that was presented to DC Wilkinson and to Tim Lucas of BDC Planning Dept it appeared to be true that there was a need. This evidence came from the 2007 survey which was done for the parish appraisal.

There are schemes going ahead in other local villages as well, not just Shalford.

In answer to the question 'Why in the countryside?' he replied it was to allow local people to stay in the villages they were brought up in. There are issues with regards to transport all over the area.

He reported that the rents for a one bed flat is £338.15, a two bed Bungalow is £412.52, a two bed house is £406.47 and a three bed house is £461.81 per calendar month. The open market value for a two bed house is approx £190,000 and rent would be £695.00 per month.

With regards to people not being allowed to speak at the Planning Meeting DC Wilkinson had no idea that residents had been told they could not speak, as they already had two speakers one was a resident from Shalford, the other a gentleman from another village with no connection to Church End Shalford.

He agreed that there should have been a consultation with the Parish Council regarding the planning application and that BDC had not done enough to ensure that this took place.

09/272 To agree action to be taken by the Parish Council regarding planning application 09/00955/FUL granted by the BDC Planning Committee 22 September 2009.

The Chairman and the Clerk reported on questions to BDC already been asked.

Q. *Why was Councillor Lady Newton, a member of the Circle Anglia Board, eligible to take part in the debate and vote?*

A. Alison Webb, the Committee Clerk for the planning meeting where the application for affordable housing in Shalford was discussed replied that Cllr Lady Newton declared only a personal interest in this item, as I believe in her capacity as BDC Cabinet Portfolio Holder for Housing, she is on a Circle Anglia Board. There is no personal benefit to Cllr Lady Newton by being on this Board and as only a personal interest was declared she is still able to vote.

The following questions were asked of the Planning Officer for the application Nina Pegler.

Q. *Was the letter from Shalford Parish Council given to and read by members of the Planning Committee prior to the meeting?*

A. Members of the planning committee have electronic access to all the letters of representation submitted in respect of the planning application. A copy of all the letters are also made available in the Members Room at the Council Offices. Obviously I can not say whether each member read the letter. It is their responsibility to familiarise themselves with case.

Q. *If it was not was the letter from the Parish Council objecting to the application included in your report verbatim?*

A. It was clearly stated in the committee report that the Parish Council objected to the application. The reasons for objection were summarised, as is always the case.

Q. *Did members of the Planning Committee visit the proposed development site prior to the meeting on 22 September?*

A. I can not say for sure whether each member visited the site. Again, this is their responsibility. Members receive a copy of the agenda 10 days in advance of the meeting which allows sufficient time for them to visit the sites.

Q. *Did you visit the site prior to preparing your report for the Planning Committee?*

A. Yes, I visited the site and the surrounding area twice before preparing my report. The site was also visited by the Area Development Control Manager who was familiar with the case and presented the item to the Planning Committee. A number of photos which were taken on the site visits were shown to Members during the presentation.

The Chairman reported on a conversation he had with a planning consultant.

He was informed that although it is normal for the developer to meet with local residents and the Parish Council to discuss and seek views on a proposed development it was not a requirement. Although some District Councils do insist that consultations with local residents and Parish Council do take place but at present that is not the case with BDC.

With regard to the missing information on the Application Form. This had been accepted by the Planning Officer and there was little the PC could object to.

The question of a development not being allowed to take place outside the Village Envelope did not apply to 'affordable house' where such prohibitions are waived.

The Chairman reported that he had been informed by Tim Lucas of BDC that the Parish Council will be able to have an say in the criteria which would have to be met by people apply to rent the properties. Shalford residents and their relations first, then cascading to residents in local villages.

With regard to the lack of consultation with RCCE and Circle Anglia the Clerk reported that she had received a phone call from the RCCE to say Circle Anglia wanted to meet at a closed meeting. The clerk informed them that the meeting would have to be an open meeting where the public could attend. Having been told this Circle Anglia declined the invitation stating that they had been treated badly at the meeting in 2007.

The Chairman noted that the PC letter, objecting to the Planning Application, went over and above the objection purely on planning grounds.

It was noted that once an application has been passed by the planning committee the PC can not appeal against the decision and there was little the PC could do.

Cllr Phipps has had an apology from BDC saying they should have been involved with the parish council with regards to the consultation and this will happen in future developments.

It was noted that BDC had not as yet responded to the letters of complaint from residence about the decision.

Cllr Phipps suggest that a village Plan be prepared this would give BDC planning Department another hurdle to get over.

After discussion it was agreed that the PC would write to the Planning Committee Chairman, with copies to other interested parties setting out it complaints about how the Planning Application was dealt with and asking for replies to questions. It was agreed that this would require a meeting of a Working Group. The Clerk agreed to propose some dates and a draft letter will be prepared by the Chairman and sent to Cllrs prior to the meeting.

09/273 Clerk's Report

Hedges

The clerk has written to two residents regarding hedges that need some attention.

Dog fouling

The clerk has received a letter from a resident regarding dog fouling. It was noted that there are Dog Poo Bags at the shop, which are free, Also packets were given out at the fete. Having provided free Dog Poo Bags, have notices displayed and provided bins it was agreed that there was not much else the PC can do.

The clerk has received a quote from MDLandscapes of £500 to clear the causeway ditch. After discussion it was it was agreed that this would be put on hold as the vegetation is a home for wildlife.

09/274 Highways and Footpaths

09/274.2 Flower Beds

Cllr Golding has received some drawings from a local contractor; Cllr Hull is to look at the sites to give Cllr Golding his input on this matter.

09/274.3 Speedwatch - Monthly update

Volunteers are needed, a notice to be put in the Shop and on Website asking for help.

09/275 Report from Planning Committee

09/01284/FUL & 09/01285/LBC

Demolition of modern porch to east elevation and provision of conservatory to south west of extension. Brook Cottage Water Lane Shalford.

The planning committee approved this plan

09/01290/FUL & 09/01291/LBC

Erection of two storey extension to west side dwelling with one and half storey link adjoining single storey rear extension; demolition of C20th additions (single storey west and north) and general repair and maintenance. Garretts - Garretts Lane Shalford Braintree.

The planning committee approved plan

09/276 Planning Results

09/00955/FUL Affordable Housing development Granted

09/00988/FUL & 09/00989/LBC Garretts Lane Shalford

Erection of two storey extension to west side of dwelling with one and half storey link adjoining single storey rear extension, demolition of C20th additions (single storey west and north) and general repair and maintenance. Withdrawn

09/00980/LBC Brook Cottage Water Lane Shalford Braintree CM7 4QX
Detail amendments to extension and alterations.

The Clerk to check if two is an acceptable quorum for the planning committee

09/277 Finance

09/277.1 £176.60 Clerks Salary,

09/277.2 £45.00 Phipps Landscapes, Bus shelter maintenance

09/277.3 £14.00 Clerks Expenses Stamps /Travel 14 miles @ £0.40 =
£5.60/Telephone Calls £5.00

09/277.4 £121.90 MD Landscapes Grass Cutting

09/27.5 £190.00 Shalford Parochial Council - Churchyard grass cutting

09/277.6 £14.87 E-On Electricity

09/277.7 £292.50 Bramleys Footpath Cutting

09/275.8 £13.70 Cllr D Eversden Printing of Village Appraisal

09/277.9 £134.00 Shalford Village Hall Hire

All payment were approved by all councillors present

09/277.10 Monthly Budget and Bank Reconciliation

Bank account looks very healthy.

09/278 Village Hall Funding to receive an estimate of cost of running the Village Hall.

The estimate for the running costs of the village hall is approx £5,000 per year this is for the basic heating oil, insurance, water and electricity.

The Chairman report that the internal auditor has recommended that when giving grants to local organization, rather than paying them out in instalments that they are given as 'lump-sum'. This will make the job of accounting easier and allow the organization the flexibility of when the funds are to be used. It was agreed that when given any grants to a local organization that it be made clear what the grant was to be used for, if the organization used all or part for some other project then they would have to find the money for the original project, identified to Parish Council when applying for the grant, themselves.

After discussion it was agreed that a cheque to the value £4500 be given to the Village Hall Management Committee as a contribution to the funds required for the installation of new play equipment on the Playing Field.

09/279 Local Development Framework

(this agenda item was dealt with earlier to enable DC Wilkinson to explain the LDF)

DC Wilkinson reported that in the LDF local landowners have earmarked land they would like to put forward for development. This was an initiative from EREA. At the present Braintree has allocated the land required for potential housing up until 2021.

09/280 Meetings and Consultations

09/280.1 Overview and Scrutiny Study - Section 106 Agreements

The Parish Council would not be responding.

09/280.2 Developing Action Plans' meeting on Thursday 3rd December from 6pm to 8pm at Causeway House, Braintree. All parishes that have completed their consultations but have not yet produced a Parish Plan document are being invited.

Cllr Phipps and Cllr Binks will attend

09/280.3 Cluster Meeting 16th November - To agree Agenda Items to put forward.

It was agreed that items to put forward

Vehicles Speeding and Heavy Good Vehicles using minor roads.

09/281 Report on Village Hall activities which require action from the PC

Cllr Golding informed the PC that VHMC had received another grant for £2,000 from the French Trust towards the renovation of the 'away dressing room showers this leaves another £1,000 required to finish this work. Cllr Phipps asked if Cllr Golding was asking for the money. Cllr Golding said he was not asking as he had a personal interest being Vice Chair on the VHMC.

09/282 Matters to be raised by members for the next agenda

Tim Lucas BDC Planning to clarify procedure for allocating 'affordable rent houses'
Boxted Wood
Footpath Cutting

09/283 Date of next Meeting

18th November 2009

09/283 Meeting Closed at 10.10 pm

Signed.....

Dated