

# Wrabness Parish Council

Minutes of the meeting held on Thursday 18th October 2018 in Wrabness Village Hall at 7.30pm

**Present:** Mr H Jones (Chairman), Mr R Colley, Ms R Thornton, Mr M Cole, Mr F McGowan.

**In Attendance:** Mrs C Greenwood (Parish Clerk) and 5 members of the public.

**2650: Apologies for absence:** Mr T Harvey, Mrs J Cole.

**2651: Declaration of interests:** Ms R. Thornton item 2659

**2652: Public Forum:**

i; 1 member of the public objected to planning application: 8/01699/FUL - The Priory, Harwich Road, Wrabness : 4 bedroom detached dwellings with garages and raised the following points:-

*I. The development is outside the defined settlement development boundary for the village of Wrabness. The development site is in an unsustainable area, with poor transport links, and therefore a reliance on private cars and an increase in traffic on the road is inevitable.*

*There is little employment in the area meaning that the new occupants would almost certainly need to commute to one of the larger towns for work and public transport is limited.*

*The nearest primary schools are at Wix and Bradfield, which would also require a journey to and from school by car. The nearest secondary schools are Harwich and Manningtree.*

*While the application suggests there are numerous GPs in the area, the closest GP with an open list is in Manningtree, a distance of 4.8 miles by road.*

*The community shop cant supply a full weeks of grocery for a family, therefore would need to travel to either Manningtree or Harwich. The nearest primary schools are at Wix and Bradfield, which would also require a journey to and from school by car. The houses proposed are large detached 4-bedroom homes which would be expensive to buy and out of the reach of most local people. There are already several larger properties on the market in Wrabness, (some of which have been on the market for some time). The development site is an area of flat land that does not drain well and is prone to standing water after heavy rain. The development is planning to use septic tanks for sewage and grey water. The nearest main sewer is near the Harwich road junction. The mature trees at the site are very close to the construction area and it is inevitable that root damage will occur. From the drawings, the houses will be only 40 feet from the trees and the garages 30 feet from the trees.*

ii: in the September 2018 minutes (2630) it was noted that Mr Ramsey cleared brambles and nettles along Blackboy lane, Mr Herman would like it noted he didn't clear brambles and nettles along Black-boy Lane.

iii: A member of the public referred back to an informal meeting in July regarding anti-social behaviour on Wrabness Playing Fields. They asked if an Environmental Report had been done. See item 2654.

iii: A member of the public asked if the Parish Council would be doing another Parish Plan: Mr R Colley responded: The Parish Council last did a Parish Plan in 2008 when the National Planning Framework encouraged communities to do a Parish Plan and Planning Authorities were required to take Parish Plans into account when decision making. Planning ad-vice has been revised many times since 2008 and Parish Plans are no longer relevant in the planning process.

iv: A member of the public asked why netting couldn't be put up at the other end of the field. See item 2652.

v. A member of the public raised concerns about the uplift of the pavement along Rectory Road, its a flood and trip hazard. The member of the public has reported it several times to Highways but it's not considered a problem.

**Action: Mr M Cole.**

**The public forum was closed, and the meeting opened.**

**2653: Minutes of the meeting held on Thursday 20th September 2018:** The minutes were agreed as a true record and signed.

**2654: Matters Arising and Actions:**

i:Traffic Wheatsheaf Lane (2640): Traffic Survey to properly assess safety concerns and damage to the road. Councillor Gugliemi has requested a Traffic Survey from Essex Highways. Essex Highways will look at processing the application for the survey to take place October/November 2018.

ii: Temporary Traffic Regulation Order of Black Boy Lane, Wrabness (2641): Reminder and change in date. Please click on the following link <https://roadworks.org?tm=105874977> to find details of the intended closure of Black Boy Lane, due to commence on 8th November 2018 for 1 day. The closure is required for the safety of the public and work force while Essex County Council undertakes Machine Surfacing. Last updated 17.10.18.

iii:Playing Field (2639):

Signage/Code of Conduct: Waiting for 3 quotes for the signage. **Action: Parish Clerk**

Anti-climb vandal paint: Mr H Jones has arranged a volunteer to reapply anti-climb paint.  
**Action: Mr H Jones**

Fence Spikes ( Anti-Climb Guard) Mr H Jones has received some quotes and its more cost effective to reapply the anti-vandal paint.

Netting for the Goals. At the moment the playing field has only 1 goal netting up. Adding further netting may be a health and safety issue. Parish Clerk has emailed Tendring District Council for advice.

**Action: Parish Clerk**

Informal Site Review Planning Manager from Tendring District Council contacted the Parish Clerk about the antisocial behaviour taking place on the playing fields, on the request of Councillor Fairley. He feels this is not a planning matter but has informed the Anti-Social Behaviour Team who will assess the situation and may request an informal site review. As requested by TDC the Parish Clerk has sent Minutes from the September meeting and letters from residents.

**Action: Parish Clerk.**

iv: Planning Application: 18/00678, 18 dwellings, Station Road.(2624)

A detailed application was submitted last summer for the 18 dwellings and a village green adjacent to the village hall, Week beginning the 8th October the Parish Council was notified the planning application would be discussed at a Planning Committee on the 16th October. Mr H Jones and Mr R Colley attended the meeting and Mr R Colley addressed the Planning Committee and raised the following points: -

*The TDC Committee is considering additional and amended plans submitted since the Parish Council was consulted.*

*Whilst the principle of 18 dwellings was settled at the outline stage, the Parish Council is concerned about the detailed proposals. We asked for the garage on plot 18 to be resited off the village hall boundary. A simple change in the interests of future neighbourliness.*

*We dislike the wide roads, pavements and street lamps to serve this development; urbanising highway features which run counter to the rural environment of Wrabness.*

*We objected to the lack of landscaping details – it is good to see plans have since been submitted. However it is surprising that the vast majority of the proposed 5 metre wide buffer planting is beyond the application site.*

*We support a village green of 0.2 hectares, next to our Village Hall. We have not been consulted on the details of the village green submitted in the form of an additional plan. We are surprised at this omission. The submitted details are unsatisfactory as a proposed surface water drainage infiltration basin is shown sited on the Village Green. This drainage feature compromises the recreational potential of the modest Village Green area, which is currently flat. This drainage basin is also unwelcome sited so close to the Village Hall. The surface water drainage arrangements to serve the 18 home development should be so designed to avoid encroachment onto the Village Green.*

*Finally in the TDC officer report it is stated that the open space will be maintained by a management company – if this correct we are very disappointed as the parish council has campaigned for a village green for community use managed by the community next to our village hall.*

The Planning Application was deferred by the Planning Committee . The Parish Council decided to request meetings with the applicant and Tendring District Council to discuss matters of concern

**Action: Parish Clerk**

v. Stour Ladies Grant: Thank you letter (2645): Mr H Jones read out an email from the Stour Ladies of Wrabness, thanking the Parish Council for the grant to enable them to form the new group.

**2655:Wrabness Community Grant Applications:**

i: Grant Application for All Saints Church, Wrabness: All Saints Church have requested a churchyard grant of £375.00; this goes towards the maintenance of the churchyard. It was proposed to grant the full £375.00. Mr R Colley proposed and Ms R Thornton seconded it. All Agreed.

**2656: Draft Budget:** A sub-sub-committee was formed of Mr R Colley,. Mrs C Greenwood, MR H Jones & Ms R Thornton to meet, discuss and draw up the forthcoming financial year. Action: Mr R Colley/Mrs Greenwood.

**2657: Public inquiry into the proposed closure of the Wheatsheaf level Crossing.(2522)**

In July 2017 the Parish Council made representations to the Department of Transport objecting to the proposal by Net Work Rail to close the Wheatsheaf pedestrian level crossing, as this will diminish the utility of the public footpath net work in Wrabness.

During August 2017 Mr R Colley submitted evidence on the behalf of the Parish Council and attended a pre inquiry at Chelmsford. The public inquiry was due to open on the 18th October 2017 in Chelmsford, but was adjourned. The proposed date for the public inquiry is now 25th October 2018. **Action: Mr R Colley**

**2658: Planning Application update:**

i: 18/01294/FUL: Broadfields Primrose Hill Wrabness Essex CO11 2TZ -Replacement 2 detached dwellings and detached double garages. (2637) Decision issued 2.10.18 - full refusal.

**2659: New Planning Applications:**

i: 18/01694/TELLIC - Outside of Wrabness Hall Church Road Wrabness Essex CO11 2TG : Installation of a new high speed broadband cabinet: For information only - no comments can be made on this application.

ii: 18/01699/FUL - The Priory, Harwich Road, Wrabness :Erection of 4 bedroom detached dwellings with garages: Amendment to existing access road with provision of turning head. Following discussion, it was decided the Parish Council would object to the planning application, **All Agreed.**

The following comments submitted to Tendring District Council Objection - The proposal is contrary to the published Tendring District Local Plan. The proposed housing development is located well beyond the settlement limits for Wrabness, remote from village services and is not a sustainable location for residential development. The proposed housing and related highway proposals would intrude into the open countryside and create a precedent for sporadic housing development elsewhere along the Harwich Road. **Action: Mr R Colley/Parish Clerk**

ii: 18/01529/FUL -Sunnyside, Black Boy Lane, Wrabness Manningtree Essex CO11 2TW: Proposal to build a modest side extension, a gar den / music room and to provide secure storage for musical instruments. Following discussion, it was decided the Parish Council had no objections to the planning application. All Agreed.

**Action: Parish Clerk**

**2660: Any other urgent Business:**

Station Garden watering cost : Julia Priggs as had an increase in her water bill due to watering Station Garden. Mrs Prigg has requested £20.00 to cover cost. All Agreed. **Action: Parish Clerk.**

**2661: Reports:**

<p><u>Footpaths:</u></p> <p>i: Wall Lane Bridge, broken, hole in the bridge- ref: 2572477. Highways inspected and said no damage. Suggested sending photos of the broken bridge to Essex Highways. <b>Action: Mr M Cole.</b></p> <p>iii: Pavement opposite Gate House and corner of Butlers Lane is overgrown. The land owner is going to clear it.</p> <p>iv: Sign at the top of Stone lane towards the shore cant be seen due to hedge overgrown. Report to landowner: <b>Action Parish Clerk.</b></p>	<p><u>W.P.F. A:</u> Jumble Sale 3rd November</p>
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<u>Highways</u> : Nothing to report.	<u>Kiosk</u> : Suggested a large plant is put into the Kiosk. The Parish Clerk has emailed the Gardening Club for ideas. <b>Action: Parish Clerk</b>
	<u>Neighbourhood Watch</u> : A few workshops and garden sheds have been broken into.
<u>Station Garden</u> i. Terri from Essex & Suffolk Community Rail Partnership is sorting and paying for a plaque for Wix & Wrabness Primary School.  ii. See item 2660	<u>Village Hall</u> nothing to report
<u>Foreshore</u> : Nothing to report. Mr H Jones gave update on meeting with Belhaven regarding signage and sand dunes/protected areas. Ropes will be placed around the protected area, recharging sand along the foreshore as beach levels dropping. It was agreed for the Parish Clerk would write to Belhaven Secretary about clear signage where the public can walk on the beach. <b>Action: Parish Clerk.</b>	<u>TACL/EALC</u> Nothing to report.
<u>Transport</u> : Nothing to report.	<u>Public Health</u> : Nothing to report.

**2662: Accounts and monies received:**

<u>RECEIVED</u>	<u>AMOUNT</u>
Precept (TDC)	£2837.00

<u>DISBURSEMENTS</u>	<u>AMOUNT</u>	<u>CQ</u>
Wrabness Village Hall hire 18.10.18	£ 15.00	1048
All Saints Church Wrabness (Grant, church maintenance)	£375.00	1049

**2663: Confirmations of Account Balances:**

Current Account: Balance on 19th September £2440.21

Deposit Account: Balance on 19th September £6556.19

The meeting closed at 21.46

The next Parish Council meeting will be on Thursday, November 22nd 2018 in the Village Hall at 7.30pm

Carol Greenwood: Wrabness Parish Clerk

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