



**ARDLEIGH PARISH COUNCIL**

**MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD ON 8 JANUARY 2018 AT THE VILLAGE HALL AT 7.30PM**

**PRESENT:** Cllr Barrott (Chair),  
Cllr's Thompson, Halsey, Scott-Barrett, Chase-Gardener, Marshall, Talbot, Partridge and Fryer.  
Clerk - Karen Thompson

**ALSO IN ATTENDANCE:** There were several members of the public in attendance.

**Chairman's Welcome**

The Chairman welcomed everyone to the meeting.

**18/01 Apologies for absence**  
Cllr's Smith and Andrews sent apologies.

Also absent was Cllr Stock - Tendring District Council (TDC) and Cllr Gugliemli – Essex County Council (ECC)

**18/02 Declaration of Interests - to receive any pecuniary or non-pecuniary interests relating to items on the agenda.**  
None declared.

**18/03 Public participation session with respect to items on the agenda and other matters that are of mutual interest.**  
Points raised by members of the public included objections to the planning application for a drive-thru restaurant on the Ipswich Rd (17/02119/ADV and 17/02136/FUL). Included in the objections was a complaint that TDC had not sent neighbour letters to properties in the vicinity of the site proposed. Concerns were also raised about the Garden Community Issues and Options paper that specifies 4 areas for development along a rural stretch of the Bromley Road. Members of the public also enquired about any developments known about the future of Ardleigh Hall. The mud down Blacksmiths Lane was also raised.

**18/04 Minutes of the last meeting of the Council held on 11 December 2017**  
The Council agreed the draft minutes were a true and accurate account of the proceedings.

**18/05 Clerk's Report**  
The Council received the report of resolutions agreed at previous Parish Council Meetings and noted action to date.  
An update to 17/223.2 consideration of a fenced off area on the Recreation Ground for dogs was given in that the Recreation Ground is given open space and therefore a fenced off area would not be in line with the trust governance requirements for the Recreation Ground and therefore the suggestion for a specific fenced area was refused.

**18/06 District and County Councillor Reports**  
Cllr Gugliemli and Cllr Stock were absent.

**18/07 Planning**  
**18/07.1 To decide the Councils response to the Tendring Colchester Borders Garden Community Issues and Options Plan.**

The Council resolved for form a sub-committee with the terms of reference to form, document and submit comments on the Issues and Options consultation. The sub-committee was formed of Cllr's Barrott, Talbot, Chase-Gardener, Marshall and Halsey. The committee would also consider the views made by members of the public during item 18/03.

It was also agreed that the council's comments would be published on the council website.

## Applications

17/02073/FUL

[Proposed rear two storey extension.](#)

10 Chapel Croft Ardleigh Colchester Essex CO7 7TQ

There was no objection to this proposal.

17/02077/FUL

[Proposed office building.](#)

Edward Brothers Martells Industrial Estate Slough Lane Ardleigh Colchester Essex CO7 7RU

There was no objection to this proposal but it was observed that the 2<sup>nd</sup> floor canteen would not be disability friendly.

17/02114/FUL

[Two storey and single storey side extension to dwelling.](#)

Field House Bromley Road Ardleigh Colchester Essex CO7 7SG

There was no objection to this proposal

17/02119/ADV

[Proposed illuminated & non-illuminated elevational signage & freestanding signage.](#)

The Cottage Site Ipswich Road Colchester Essex CO4 9HB

See comments at 17/02136/FUL

17/02132/FUL

[Erection of two detached properties with garaging, parking and turning facilities, and landscaping access from Bromley Road.](#)

Land adjacent to Hammonds Farm Bromley Road Ardleigh Colchester Essex CO7 7SG

The Parish Council objects to this application on the grounds that it falls outside the village settlement development boundary and therefore is protected under TDCs emerging Local Plan. It is also close to the proposed Tendring Border Garden Community and falls in the green space close to this development and this land should be protected against development.

17/02160/FUL

[Proposed development of 1no. three bedroom detached dwelling with parking space.](#)

22 Harwich Road Ardleigh Colchester Essex CO7 7LS

The Parish Council objects to this application on the grounds that it falls outside the village settlement development boundary and therefore is protected under TDCs emerging Local Plan.

17/02136/FUL

[Development of currently vacant site by way of the erection of single storey building for mixed A3/A5 use incorporating a drive thru lane, car and cycle parking and associated landscaping and boundary treatment.](#)

The Cottage Site Ipswich Road Colchester Essex CO4 9HB

The Council very strongly objects to the proposal for a drive-thru restaurant on the Ipswich Rd. The site is a mixture of business but also residential and the continuous disruption due to light, noise, smell, vermin and refuse/rubbish for 17 hours a day – 7 days a week. Particularly affected would be the occupants of the Lion and Lamb cottage with car door closings and voice noise all of the time that the drive-thru would be operating. Rubbish and refuse is already a problem in the vicinity and waste produce and packaging would be thrown from car windows and it would fall into local housing and hedgerows.

Rush hours congestion is already an issue for the Ipswich Rd and would be made worse by this also the access is just before a bend in the road with increased danger likely.

## Appeals

**New - APP/P1660/W/17/3187651 - Erection of 3 detached dwellings.**

Land adjacent Fernview Turnpike Close Ardleigh Colchester Essex CO7 7QW

Ref. No: 17/00646/OUT Comments by 17 Jan 18

It was decided to express the councils previously made comments.

**New - APP/P1560/W/17/3187679 - Construction of two detached bungalows.**

4 and 5 Green Lane Ardleigh Essex CO7 7PE

Ref. No: 17/00503/OUT Comments by 17 Jan 18

It was decided to express the councils previously made comments. It was decided to circulate the recent planning inspectorate appeal decisions.

**New - APP/P1560/W/17/3184905 - Resubmission of planning application 17/00061/FUL - Proposed detached dwelling, including retention of mobile home for duration of building work.**

Benson Stud Harts Lane Ardleigh Colchester Essex CO7 7QE

Ref. No: 17/00901/FUL

It was decided to express the councils previously made comments in support of this application.

**This was noted.**

**Dismissed Outline application for 5 detached two storey dwellings.**

Land to The South of Bromley Road Ardleigh Essex CO7 7SE

Ref. No: 17/00362/OUT

**This was noted.**

**Dismissed Erection of five detached dwellings, associated garaging and parking following demolition of commercial and agricultural buildings and cessation of non-conforming commercial uses.**

Land to The South and East 18 Coggeshall Road Ardleigh Colchester Essex CO7 7LP

Ref. No: 17/00438/OUT

**Decided Approvals:**

The following were noted.

17/01989/DISCON

**[Discharge of condition 03 \(materials\) of planning permission 17/00720/FUL.](#)**

DTE Scaffolding Old Ipswich Road Ardleigh Colchester Essex CO7 7QR

17/01972/TPO

**[T1 - Holm Oak - reduce crown to all aspects by 2 metres approximately and remove deadwood. T2 - Lime - remove ivy and 2 dead branches. T3 - Holm Oak - reduce the lateral crown spread to the South Eastern aspect by 3 metres.](#)**

23 Ingrams Piece Ardleigh Colchester Essex CO7 7LG

17/01774/FUL

**[Construction of a front porch, orangery, services room and glazed extension with link to existing building.](#)**

Devon House Malting Farm Lane Ardleigh Colchester Essex CO7 7QG

17/01685/DISCON

**[Discharge of conditions 12 \(Fencing Detail\) and 15 \(Arboricultural Method Statement\) of planning permission 15/00932/OUT.](#)**

Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE

17/01477/DETAIL

**[Reserved matters application for the erection of up to 120 dwellings including hard and soft landscaping, public open space, play areas, vehicle parking and supporting site infrastructure and site access.](#)**

Land North of Former Betts Factory Ipswich Road Colchester Essex CO4 4HE

**Refusals:**

The following was noted.

17/01846/FUL

**[Erection of two detached properties with garaging, parking and turning facilities, and landscaping, to be accessed from Bromley Road.](#)**

Land adjacent Springwood Bromley Road Ardleigh Essex CO7 7S

17/01489/FUL

**[Proposed dwelling, relocation of existing access, new landscape planting, part re-grading of existing lake edges, associated access drive and other works, provision of 2no. solar arrays.](#)**

Land Adj Whinstones Crown Lane North Ardleigh Colchester Essex CO7 7RA

**To Be Decided  
by Another  
Authority**

The following was noted.

ESS/54/17/TEN

Continuation of the handling of waste materials to accommodate an additional metal storage area without compliance with Condition 2 (Approved Details) of planning permission ESS/08/08/TEN (Rev) ( Reception and decontamination of ferrous and non-ferrous metal goods (Mainly Vehicles). Preparation and processing of metal for export. Erection of new buildings associated with the proposed use. Provision of sealed working floor areas, associated drainage. Provision of weighbridge, parking and fencing)

**Location:** Martell's Quarry, Slough Lane, Ardleigh. Colchester, CO7 7RU

ESS/55/17/TEN

Retrospective change of uses for Site 1 (undeveloped land) and Site 2 (former industrial related land) for staff, visitors, lorries and equipment, and vehicles collected awaiting disposal associated with waste metal handling sites (Unit D and Unit 11)

**Location:** Martell's Quarry, Slough Lane, Ardleigh. Colchester, CO7 7RU

**Approval Not  
Required**

None

**Application  
Withdrawn**

None

**18/08**  
18/08.1

**Churchyard & Cemetery**

**To receive reports and consider any decisions on expenditure.**

The report was sent by email with no areas for immediate concern.

Following a site visit by Cllr Halsey and Barrott regarding a potential site for a further cemetery was discussed and Council agreed that a statement of need and land valuations would be pursued. The clerk was asked to see if cemetery requirements or templates might be available via the Institute of Cemetery and Crematorium Managers (ICCM) and to see if there was any advice regarding burials and water tables. The clerk was also asked to liaise with TDC about planning application requirements.

**18/09**  
18/09.1

**Recreation, Play and Open Spaces & Colchester Road Play Area**

**To receive reports on condition of area and identify any health and safety risks of duty and consider any decisions for expenditure.**

A report was submitted based on the latest check of the playground equipment. The joints on the scramble net regularly deteriorate and Cllr Talbot agreed to look for an alternative joint type.

An invoice had been received by the Parish Council for some contracted work on the Millennium Green but the invoice also contained items which fall to the Millennium Green Trustees to administer. The clerk agreed to arrange for the invoice to be amended and resent by the contractor.

18/09.2

**To consider progress on plans for Ardleigh Hall establishment as a sports facility.**

This item was scheduled to catch up on any progress made but no information was available. Cllr Barrott agreed to try and talk to the individual with an interest in starting a sports business at the site to highlight funding sources that might be helpful.

18/09.3

**To consider an alternative to the 'dogs on leads' policy for the Recreation Ground and Millennium Green by declaring one where dogs can be off lead and one where dogs must be on lead.**

After Council consideration of an area for dogs off lead (See December 2017 minutes Item 17/223.2) the council considered allocating either the Recreation Ground or Millennium Green where dogs could be allowed off lead but agreed that the decision to request dog owners to keep their dogs on a lead should stand.

- 18/010 Environment and maintenance**  
**18/10.1 To receive any reports and consider decisions for expenditure.**  
 It had been reported to the council that the footpath between the church and the cemetery was strewn with dead leaves. It was decided to monitor the situation.
- 18/011 Public Rights of Way**  
**18/011.1 To receive reports and consider any decisions for expenditure.**  
 None reported.
- 18/011.2 To decide what action can be taken to clear up Blacksmith’s Lane of mud.**  
 Pictures of Blacksmiths Lane were circulated showing the uneven pathway to be covered in mud. The lane is being used to access grassed muddy parking areas to the back of the lane which was resulting in large amounts of mud being deposited along the lane. Cllr Talbot agreed to speak to the lane owner to make them aware and the clerk was asked to ask ECC of the status of the lane and who might be responsible for its upkeep.
- 18/012 Finance**  
**18/012.1 To consider offering a donation to the Ardleigh Advertiser. NB There is £320 left in the donations budget for 2017/18.**  
 Council decided not to offer a donation to the Ardleigh Advertiser but to discuss possible assistance. Cllr Chase- Gardener agreed to contract the Advertiser organiser.
- 18/013 TDALC**  
**To receive any report or minutes from latest meetings.**  
 It was reported that no meeting had taken place recently.
- 18/014 Parish Council Financial Report**  
**18/014.1 To receive report on Parish Council accounts as at the 31 December 2017.**  
 This was received without comment.
- 18/014.2 Accounts for payment for Parish Council and Village Hall –Cheques/Bacs payments to be approved for payment and signed.**  
 The following were approved for payment:
- |                                   |   |        |
|-----------------------------------|---|--------|
| Clerk Pay (inc PAYE, pension, NI) | £ | 632.32 |
| Employer Pension .....            | £ | 6.32   |
| Clerk Mileage.....                | £ | 23.40  |
| JF Tree Specialist .....          | £ | 473.00 |
| Chair Allowance .....             | £ | 100.00 |
- 18/014.3 To set the Council 2018/19 budget and agree the precept requirement.**  
 The proposed budget and precept (including LCTS grant) requirement was approved. It was noted that the contribution per household would not increase as a result of the Ardleigh precept request but because of the number of additional homes in the parish the total precept (including LCTS grant) would increase from £33350 to £35075.
- 18/015 Transparency requirements - end of year publishing**  
**18/015.1 To note the end of year publishing requirements of parish council as set out in the Transparency Agenda and consider applying for funds for clerk hours.**  
 It was agreed to seek funding from the EALC Transparency Fund budget for some additional clerk time to establish an up to date asset register and establish a process for meeting the

publishing requirements of the Transparency Code for Smaller Authorities. It was also decided to see what the Transparency Agenda requirements are for parish councils that aren't classified as smaller.

**18/016**

**Information for the attention of the Clerk for the next meeting.**

The Agenda specifies the business that it is proposed to transact (Local Government Act 1972 Sch.12 para 10 (2) (b) and the Council cannot lawfully decide any matter which is not specified in the Agenda (Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

None reported.

**18/017**

**Meeting Closure & Date of Next Meeting**

Monday 12 February 2018.

**Signed by Meeting Chair ..... on .....**