

MINUTES

Minutes of Ordinary Meeting of Woodham Walter Parish Council.
Held at 8.00pm in Woodham Walter Women's Club, Top Road, Woodham Walter.

Monday 8th December 2014

Present:

Cllr. Peter Warren
Cllr. Andrew Newland
Cllr. James Bunn
Cllr. Angus Neale
Cllr. James Rushton
Cllr. Joanna Symons

Others: Jacky Bannerman (Parish Clerk)
District Councillor Henry Bass

Public: 4

1416. Welcome Cllr Peter Warren welcomed those present to the meeting.

1417. Apologies For Absence Apologies were received and accepted from Cllr. Mark Durham.

1418. Disclosure of Interests/Consideration of Dispensations To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-10 inclusive of the Code of Conduct for Members. (Members were reminded they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting). There were no interests declared and the book was duly signed.

1418. Public Forum There were 4 members of the public present.

Mr Andrew Cann was in attendance representing Mr Nicholson, the owner of the land between Beightons and Barrow Cottage, Bassetts Lane. As part of the process of them intending to re-apply for planning permission on the site Mr Nicholson would like to make a donation to the parish contingent on planning approval although not dependent on the parish council view and they would like to open a dialogue with the council. They have tried to arrange to meet with councillors or the clerk outside of a meeting but this has been declined and so he is now attending the meeting in order to put the offer to councillors.

Cllr. Warren thanked Mr Cann for attending and informed him that our position is very clear, the Parish Council cannot enter into these discussions and any amount of money Mr Nicholson wishes to donate to the village as part of the planning process should be negotiated through the planning authority under a Section 106 or CIL payment.

Mrs Sue Williams was in attendance as a Bassetts Lane resident and commented on meetings and correspondence that neighbours have held with Mr Cann regarding fencing.

Mr Andrew Cann and Mrs Sue Williams then left the meeting room at 8.10pm.

Mr Richard & Mrs Mandy Manning were in attendance regarding the planning application at Waggars, Hop Garden Lane. They object to the application as it is too close to their boundary (only 2m away) with windows facing and no screening. There is no information about garages so they expect that further applications for additional buildings will follow in due cause.

1419. To approve the Minutes Of Parish Council Meeting Held On Monday 10th November 2014 The minutes were approved as a true record of the meeting and duly signed.

1420. Matters Arising from Minutes of 10th November 2014

1421.1 Broadband. Most recent Superfast Essex consultation was responded to. Cllr. Neale has completed the suggested proforma letter which is now available and has been copied to all councillors. It was noted that reports have been circulating that BT Fasterbroadband is now available in the village – further investigation into what this means is needed.

1422.2 Vehicle Activated Sign. Investigations are on-going, initial costs look to be in the region of £2,500-£3,000. Clerk is awaiting further feedback and is also looking into grant funding options.

1423. Planning – APPLICATIONS

1423.1 HOUSE/MAL/14/01080 Waggars, Hop Garden Lane
Erection of outbuilding incidental to the enjoyment of the dwelling house.

Cllr. Symons reported that her neighbour consultations had resulted in objections. They had felt that the building were particularly large but felt powerless to know how to stop such developments.

Councillors discussions concluded that the buildings are vast for the proposed purpose being approximately 25% of the size of the approved new house, however the plans do not show the new house. The proposed building would result in a loss of amenity to neighbours. The location close to the boundary of the neighbouring property would result in a lack of privacy which would be detrimental to the neighbouring property. The size, bulk, design and height of the proposed building is an unnecessary obtrusion into the rural scene. Councillors also ask that in the event that the application is successful, that the following conditions be placed: That the building is incidental to the residential building which has already been approved with no habitable rooms and is not to be used for commercial use and that this condition should be strictly enforceable. That sufficient screening be erected and opaque glass windows on the neighbouring boundary.
Mr & Mrs Manning then left the meeting room at 8.35pm.

1424. Planning – DECISIONS

1424.1 FUL/MAL/14/00757 Falconers Lodge, Oak Farm Road APPROVED (NW)
Five/Six bedroom house with detached garage.

1425. Other Planning Matters

1425.1 St Michael's Drainage Easement – Cllr. Bunn has now delivered documents to PCC for signature.

1426. Payments The following payments were authorised. Clerk to arrange for cheques to be signed.

- 1426.1 e-on –Monthly DD
- 1426.2 A&J Lighting Solutions – Monthly DD
- 1426.3 Mrs J Bannerman - Clerks Salary/Allowance
- 1426.4 HMRC Quarterly Payment
- 1426.5 D Wallace (DW Maintenance)
- 1426.6 Royal British Legion Poppy Appeal (Poppy Wreath)
- 1426.7 ECC - Woodham Walter Primary School (Playground Maintenance) £400. This is 20% of costs of recent work carried out to playground as per agreement which stipulates we will pay 20% of annual maintenance costs of the facility subject to a maximum of £400 in any financial year.
- 1426.8 I.C.O. Information Commissioners Office re: Annual Data Protection registration £35
- 1426.9 Society of Local Council Clerks Annual Membership £103

1427. Other Financial Matters

1427.1 Summary of Accounts to date

DATE	ACCOUNT / TRANSACTION DETAIL	AMOUNT IN	AMOUNT OUT	BALANCE
Business Reserve A/C				
10-Nov-14	Balance			8059.87
08-Dec-14	Transferred to Community A/C 60978876		1100.00	6959.87
08-Dec-14	Interest Received	1.03		6960.90

Community Account

10-Nov-14	Balance			549.84
08-Dec-14	Transferred from Business Reserve A/C 40622818	1100.00		1649.84
08-Dec-14	December Debits		1053.70	596.14

1427.2 Budget requirements. Councillors noted that the budget and precept request needs to be approved at our January meeting. Clerk had prepared a draft budget which was discussed and subject to further scrutiny and minor alterations will be able to be approved at the next meeting. Currently it is expected that there will be a 5% increase to the precept which takes into account a cost of living rise to general costs plus additional budgets for one-off expenditures in 2015 such as possible parish council elections and village design statement

Discussions also took place regarding the cost of a Vehicle Activated Sign which is in the region of £2,500-£3,000. Funding for this could come from several sources including partly from Parish Council reserves, partly from external grant funding and partly from requesting a grant from the Bell Meadow Village Association Legacy Fund. Cllr. Warren will speak to Gill Orford regarding this.

1427.3 Party Tents – Cllr. Bunn/Cllr. Newland continues to investigate bags and tie down kits/sourcing pegs & rope.

1428. Report Of The District Councillor Cllr. Bass reported that there has been a delay to the CIL; A new Superfast Broadband plan had been released although it needs to be improved as it's very difficult to read; The management structure at MDC is now settling down.

1429. Other Council Matters None

1430. Consultations/Questionnaires

1430.1 CIL – Cllr. Newland to review information.

1431. Highways

1431.1 There are a large number of on-going highways issues which clerk is pursuing.

1431.2 It is noted that the pot hole adjacent to Oaklands, Rectory Road has finally been repaired. Cllr. Durham has been applying pressure regarding this pothole and also the one adjacent to Grove Manor, Herbage Park Road which has so far not been fixed.

1431.3 Moss on pavement at Mead Pastures – clerk to report.

1432. Local Issues

1432.1 **Bell Meadow/Playground.** There were no issues to report.

1432.2 **Footpaths Report** Cllr. Warren reported that the paths were currently very muddy and slippery. There had been a further collapse of the bank into the stream at the back of Ferndale.

1432.3 **School Report** Cllr. Symons is due to attend a Governors meeting later in the week.

1432.4 **Crime/Police Report** No report.

1432.5 **Litter** Clerk to liaise with Colin Warner to set the date for the February litter pick.

1432.6 **Essex Wildlife Trust** Clerk to forward information to Cllr. Warren

1433. Correspondence

1433.1 Community Resilience – Councillors concluded that the village is in a good position to respond accordingly if required with a good network of volunteers and organisations.

1433.2 MDC – Refused & Recycling Dates of the Seasonal period.

1433.3 MDC – Free Parking over the Seasonal period

1433.4 UK Powernetworks

1433.5 MDC – Christmas Card from the Chairman

1433.6 ECC – Essex Energy Switch

1434. Points of Information

1435. Date of Next Parish Council Meeting: Date of next Ordinary Parish Council Meeting Monday 12th January 2015 at 8pm in Women's Club.

Signed

Meeting ended at 10.05pm

Dated