

## LITTLE EASTON PARISH COUNCIL

Minutes of the meeting held on Wednesday, 17<sup>th</sup> July 2013 at 8.15pm in the Memorial Hall

**Present:** Sue Gilbert (Chairman), J Willson, Roger Board, Steve Oakey, Jackie Deane (Clerk) and 1 member of the public.

Note: The meeting at 7.30pm with Wickford Development and Gt Dunmow Town Council ended at 8.15pm so the Chairman invited the guests from Lightsource to give their presentation at the start of the meeting.

- 1. Presentation by Lightsource Renewable Energy** on proposed solar farm on Easton Park. An update was given by Brendan Clarke, Planner and Michael Beale, Senior Development Manager, followed by Q&As. Revisions have been made to the proposed layout to reduce the visual impact of the 60 acre site.  
Agreement on access has been secured with the landowner so that the gravel pit haul road can be used during the construction and on-going maintenance programme of approximately 20 visits a year for 20-30 years. It is also intended to use this access for removal of the equipment at the end of the term. It was stressed that there is no link between this proposal and any new housing development proposal.  
2m deer fencing will enclose the site with CCTV using 2.5-3m poles and infra-red motion sensors. There would be a 2-month lead-in after consent.  
Mr Clarke was asked to correspond with the Clerk over options available for a community benefit package comprising solar panel installations on domestic or community buildings to a value of £20-30,000 with additional revenue from the feed-in tariff. It was suggested that 4-10kw would generate the best income, with 40 panels required for a 10kw system.
- 2. Apologies for absence** were received from R Boulton, J Jones, L Smith (UDC) and S Walsh (ECC). A declaration of interest was made by R Board, who declared a pecuniary interest in planning application UTT/13/1451/OP and abstained from voting at the 26<sup>th</sup> June planning meeting (see meeting notes in Clerk's report).
- 3. Minutes** of the last meeting were signed by the Chairman as a true record.
- 4. Public Forum** - A Manor Road resident repeated complaints he had raised at the previous meeting regarding the Cricket Club and their use of the recreation ground. He added that a specific speeding incident had occurred at the most recent match, where a player arrived late for the game. He had expected that a Cricket Club representative would have been present and it was explained that correspondence had been sent. The item would be deferred until the September meeting, when a representative will be invited to attend. He asked that the Parish Council enforce a 10mph speed limit however the Chairman explained that the private road did not have an enforceable limit and that residents would be advised to contact the Police with concerns over dangerous driving or anti-social behaviour. The Parish Council was asked to write to the Cricket Club, the District Council refuse collectors and window cleaners in the area, regarding speeding in Manor Road.
- 5. Cricket Club** – deferred to the next meeting.
- 6. Planning** – Response to detailed planning application at Woodlands Park Sector 4 UTT/13/1663/DFO - Details following outline application UTT/2507/11 for demolition of

derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated development. A meeting was held at 7.30pm where concerns were raised with Cliff Neale and Melville Dunbar, attended by 2 councillors from Gt Dunmow Town Council and the Town Clerk. It was agreed that the Clerk should respond with objections to the external appearance, the most prominent 2.5 storey houses and the locations of the youth shelter and play area.

7. **Street Lighting Contract** – It was agreed to renew with the current contractor for a 5-year period.
8. **Winter Salt Scheme** – R Board is able to store a supply of salt, to take part in the scheme again this winter.
9. **Updated Standing Orders** and complaints policy were adopted at the meeting.
10. **Hundred Parishes** web page – other councillors would check the content of comments before responding to agree the information to go on their website.
11. **Unregistered Land** – Consideration of land registry of parcels of land in the parish deferred to the next meeting.
12. **Website** – The Clerk spent 2 hours going through a list of pages that need to be provided and the target is to have the majority of the information by the September meeting, with a view to it going live in October.
13. **Representatives Reports** - Cllr Simon Walsh is on holiday but sent a report which has been circulated.
14. **Clerk's report** and correspondence – A letter of thanks was received from the Little Easton Good Companions and from The Five Parishes for donations. Rissa Long from ECC highways department advised that the application for 2 VAS (vehicle activated signs) had been unsuccessful because the average daily speeds were lower than the 35mph average required. J Willson had been unable to attend the most recent meeting but noted that there were concerns over the number of night flights. S Gilbert reported that she intended to apply for more trees to plant near the village hall and that she would ask N Holden to tidy the War Memorial garden area. J Willson agreed to arrange a site viewing of the gravel pit for Saturday, 24<sup>th</sup> August at 10am, for as many councillors as were available on that date.
15. **Clerk's report on the planning meeting held on Wednesday, 26<sup>th</sup> June**, at 8pm in the Memorial Hall:  
Councillors present were J Jones (Vice-Chairman), Roger Board and John Willson. S Gilbert was on holiday, S Oakey and R Boulton had work commitments at short notice. It was attended by 10 members of the public and J Deane (Clerk).  
Public forum:
  - It was suggested that a request should be made for the hedge of The Thatch to be cut back by the county council and then the lane would be 3.5m wide.
  - There were assurances that emergency vehicles have accessed the lane and also historically an articulated lorry regularly used the lane.
  - There was a question about refuse collection vehicles using the lane and there was a response that the larger vehicles do not.
  - As in the planning statement, the applicants asserted that they access the lane with their vehicles and so there would be no extra traffic.
  - There was some discussion over the ownership of the lane.
  - There was a suggestion that councillors might support the application on the condition that there was a request for the development envelope to be reviewed, to include the

gardens. John responded that any review of the development boundary would be a separate matter and I advised that the boundary was not currently under review. There was a quorum, as 3 councillors were present but Roger Board abstained, with a pecuniary interest, and took no part in the councillor discussion. The Clerk indicated that comments would be sought from R Boulton and S Oakey and they would be combined to form the comment to be submitted. Janina Jones and John Willson both felt that it was important to keep development to within the development boundary and that the application conflicts with UDC Policy S7, which seeks to protect the countryside for its own sake. No other material objections were made and John commented that he was not minded to request for the application to be called in for decision at Planning Committee.

16. **Correspondence** has been received from one of the applicants of the Glebe Lane application requesting consideration of an amendment to the development envelope to facilitate dwellings in Glebe Lane.
17. **Planning:** Applications for comment –
  - UTT/13/1830/HHF** - Drake Cottage Duck Street, Proposed single storey side extension – no objection.
  - UTT/13/1451/OP** - Outline application for the erection of 3 No. dwellings with all matters reserved except access - Land Adjacent Elms Glebe Lane – Comment submitted - Object as it does not comply with Policy S7 and LEPC notes the Inspector's comments to dismiss the appeal APP/C1570/A/09/2115365 at this location for a single dwelling. Councillors also have concerns over the increased traffic on the single-track access generated by 3 additional dwellings.

Decisions: UTT/13/0236/FUL, Erection of new dwelling and garage revised to approved application UTT/1707/07/FUL, Land adj to 3 Butchers Pasture - approved with conditions UTT/13/1235/HHF - Erection of conservatory, 7 Mill End – approved with conditions

It is likely that the Land Securities application UTT/13/1043/OP would be on the Planning Committee agenda for 31st July and J Willson will be unavailable to speak on the Council's behalf, as previously agreed. It was agreed that S Gilbert and R Board would be able to speak on that date and would liaise with the Clerk over wording.
18. **Finance** – Account balance at 1<sup>st</sup> July 2013 was £19,100.19
  - Cheques agreed – £25 The Five Parishes (re-issue for church donation), J Deane £888.65, A&J Lighting £20.52, E-ON £21.83, RCCE £48, MD Landscapes £156, G Blackshaw (plants) £53.
19. Items for the next agenda – Cricket club, land to consider registering, solar farm and community support package, Memorandum of Agreement.
20. Next meeting – Wednesday, 11<sup>th</sup> September 2013 at 8pm in the Memorial Hall
  - Meeting closed at 10.04pm