

## LITTLE EASTON PARISH COUNCIL

### Minutes of the meeting held on Wednesday 25<sup>th</sup> January 2017, at 7.30pm in the Memorial Hall

Present: Cllrs Chris Audritt (Chairman), Doug Wyatt (Vice-Chairman), Chris Hindley and Andy Dodsley

Also attending: John Freeman (UDC) and Jackie Deane (Clerk) and 4 members of the public.

1. Apologies for absence were received from Janina Jones and Jess Rush.
2. Declarations of interest on agenda items – A Dodsley declared a non-pecuniary interest in item 12.
3. Minutes of the last meeting on 23<sup>rd</sup> November 2016 were signed by the Chairman as a true record.
4. Public Forum – pre-application consultations brought forward from item 12

1) Potential redevelopment of Little Easton Manor and outbuildings and associated car parking – A prospective purchaser has been in contact with the District Council for pre-application advice and informed the meeting, requesting comment on the intention to create 15 dwellings in total. The proposal could include splitting accommodation in the listed buildings, adding 5 new dwellings on the footprint of demolished outbuildings and two new cottages. The Barn Theatre would form a wedding venue, with associated parking and guest accommodation. The Parish Council explained that comments given would not pre-judge any future planning applications. The Conservation Area was established by the District Council following full consultation with the Parish Council and local residents. The Conservation Officer could be contacted by the applicant for specific advice. The Parish Council would not support anything that harmed the character and setting of the buildings and views within the Conservation Area. A long-term agreement to allow the Countess of Warwick Show to continue to use the Manor House grounds post redevelopment would be welcomed but not at the expense of causing harm to the Conservation Area or listed buildings. Adjustments to the plans shown at the meeting could improve the application by reducing the impact on the setting of the listed buildings and conservation area.

2) Potential new property to be built in the garden of the listed building The Old Stag Cottage in Duck Street – Previous applications and appeals on this site were refused by the local planning authority and dismissed at appeal. A new home would be built outside the development envelope and therefore cause harm to the countryside. The new dwelling would have an impact on the setting of the existing listed building. Previous objections might be addressed by this application in so far less new homes would reduce the harm and using the existing access would reduce harm previously identified. The previous applications included an access on a dangerous bend and was seen to open up views to modern housing, which was noted in the inspector's comments relating to the harm to the countryside views on the approach to the village.

5. Broadband – Mr Hoodless gave a progress report on the implementation of Superfast Broadband in the village and which areas would not be covered by the current phase of works.

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6. Draft Local Plan proposed new single settlement location – reports were circulated prior to the meeting on clerk and councillor attendance at Local Plan meetings at UDC offices.
  - 1) The Parish Council has raised further queries relating to the relationship between potential new housing and a working quarry, which will be considered by UDC and other agencies.
  - 2) Members wish to have a follow-up meeting with Cllr Rolfe in the near future.
  - 3) A Regulation 18 Preferred Options consultation stage will be included in the Local Development Scheme. There will be an opportunity in June or July for the public to comment on actual sites where new major housing developments could be built.
  - 4) The Clerk advised members that it should be a priority to consider setting out all mitigation measures that would be acceptable to the village in order to protect the assets and character of the village, should development eventually go ahead.
7. Community Speed Watch – Mary Whiley has recently been appointed as the Coordinator for Community Speed Watch. She can be contacted at Essex County Fire & Rescue Service, Kelvedon Park, Rivenhall, Witham, Tel: 01376 576230. She will arrange a new date for speed gun training. All members present agreed to volunteer for the training.
8. Budget and Precept for the next financial year
  - 1) An overall budget requirement of £16,300 was agreed for 2017/18.
  - 2) The Precept Request for £15,941 was completed and signed by the Clerk and the Chairman.
9. Parish Emergency Plan – A Dodlsey agreed to take responsibility for updating the information.
10. Representatives' reports – the county councillor's report was previously circulated on email. Cllr and Mrs Wyatt volunteer for gardening work on the gardens surrounding the war memorial. Cllr Wyatt asked for this to be reviewed at a future meeting as he felt the gardens should be completely cleared and replanted. The Clerk (as RFO) advised that there was an agreed £200 planting budget and members would need to decide on re-allocation of funds if they wished to increase expenditure in the next financial year.
11. Clerk's report - Meetings attended: 1<sup>st</sup> December at UDC offices with Howard Rolfe and Roger Harborough, Cllrs Audritt and Wyatt, 10<sup>th</sup> January PPWG meeting where Cllr Hindley spoke about new development locations to support employment related housing, meeting on 20<sup>th</sup> January in Little Easton with UDC CEO Dawn French and Cllrs Audritt and M Foley, Great Dunmow Town Council meeting with district councillors on 23<sup>rd</sup> January.
12. Planning:
  - 1) A discussion on pre-application consultations for Little Easton Manor and Land at The Old Stag Cottage was carried out in the public forum.
  - 2) New applications for comment - UTT/16/3248/FUL - Erection of 1 No. dwelling with associated garaging and landscaping. Revised scheme to that approved under UTT/14/1389/FUL Land Adj The Stag Inn Duck Street – no comment  
UTT/16/3099/HHF - Tower House Easton Lodge Park. Proposed demolition of existing garage and outbuilding and the erection of a new building comprising of private garaging, storage and ancillary leisure facilities in the form of a 1.5-storey building with a basement below. (Revised scheme following approval of application UTT/15/1368/HHF) – no comment

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3) Decisions notifications: Construction of treehouse – Gardens of Easton Lodge Park Road, UTT/16/2986/FUL - approved with Conditions  
2 Green Valley, Park Road UTT/16/2985/HHF – Proposed installation of wood burning stove, flue and new window to existing annexe - approved with conditions

4) D&R Report item 5.2 DR/02/17 Highwood Quarry - 25/01/2017 meeting to discuss variation of starting time for traffic movements – objections sent due to noise disturbance for neighbouring properties.

13. Finance: current account balance on 1st January 2017 was £17,573.18  
No payments were agreed at the meeting.

14. Date of the next meeting of the Council – Wednesday, 8<sup>th</sup> March 2017, at 7.30pm in the Memorial Hall

The meeting closed at 9.55pm