

EIGHT ASH GREEN PARISH COUNCIL

Minutes of the meeting held online on Wednesday 13th January 2021 at 7.30pm.

Present: Cllr Alan Bilby
Cllr John Jardine
Cllr Tina Morgan
Cllr Alan Tolfrey (Chairman)
Cllr Christine Willetts

CBC Ward Councillor Dennis Willetts also attended.

There were two members of the public in attendance.

79-20/21 Welcome and Apologies for Absence

Apologies were received from Councillor Nokes and the reason (illness) was accepted by the Council.

80-20/21 Declaration of Interests

Cllr Jardine declared an interest in Item 84-20/21, application 202708, due to living close to the application site.

81-20/21 Public Participation

Mr Winterbourne said the road sign previously reported as abandoned was still on the heath.

He said a vehicle had been able to gain access to the heath and that when the weather improved the Council's contractor would put in place an obstacle to block access. He said he was also aware a motorbike was using the heath.

82-20/21 To agree as a true record the minutes of the meeting of the Parish Council held on Wednesday 9th December 2020

The minutes of the meeting of the Parish Council held on Wednesday 9th December 2020 were agreed as a true record for signature by the Chairman at a later date.

83-20/21 Report from the County and Borough Councillors: Report from County Councillor and Ward Councillors, if present.

Signed _____
Cllr A. Tolfrey, Chairman

Cllr Dennis Willetts said that the Borough Council had effectively been in recess since the last Parish Council meeting, with no meetings nor decisions made.

Cllr Jardine asked if Cllr Willetts had any information about the proposed development on the Colchester/Tendring border.

Cllr Willetts said that a District Council was required to have a current Local Plan and a reasonably up-to-date plan for five years' supply of housing. He said if both were in place the Borough Council could control where development took place. He said without a robust plan for the five year supply, the Borough Council could refuse development but an appeal would be allowed as there was a presumption in favour of development. He said it was crucial Colchester's Local Plan was approved as developers were developing arguments that CBC did not have a robust five year supply.

He said the 150 new houses for Eight Ash Green were predicated on old planning numbers which stated CBC should provide 920 new houses per year. He said if the current Local Plan was approved that number would remain the same, but that if a new Local Plan was started from first principles, a new figure of 1200-1600 for CBC would need to be used. He said this would result in CBC approaching villages such as Eight Ash Green to re-assess the potential number of new dwellings that would be required.

84-20/21 To agree the Parish Council response to planning applications received from Colchester Borough Council and to note decisions made on previous applications

Cllr Jardine had declared an interest in the following application and took no part in the vote.

202708 - Holy Trinity C Of E Primary, Holy Trinity Church Of England Primary School, Fiddlers Folly, Fordham Heath CO3 9UE - Installation of a Multi Use Games Area (MUGA) on an area of derelict playground that once supported an outdoor swimming pool.

The Parish Council has no objection to this application but would like the Borough Council to consider the following:

- To ensure no floodlighting in the interest of the visual amenity of the adjacent properties,
- To require that the area is only to be used during the times when the school is operating,

Signed _____
Cllr A. Tolfrey, Chairman

- To ensure the area is not available for private hire on a commercial basis.
- The height of the mesh fence between the east side of the area and the garden of Cartref should be considered to see if it is high enough. The mesh fence is close to the rear garden fence of Cartref, and there doesn't appear to be enough room for the householder to maintain it. Weed control should also be considered. The south boundary is next to a ditch line of protected trees, and sufficient space for maintenance in that area should also be considered

202881 - Gate House, Heath Road, Fordham Heath Colchester CO3 9TN - Minor alterations to approval 192865

The Council agreed that the piers should be set back further from the road to be in line with the fencing as it appeared from the drawings that they would detract from the street scene and also create problems with visibility along the road. The Council also asked for clarification regarding the replacement fencing to ensure it was in line with the existing street scene.

202842 - The Coach House, Halstead Road, Eight Ash Green Colchester CO6 3PT -Change of use from building used for short term accommodation to a residential dwellinghouse (C3).

The Council agreed to object to this application as follows:

- This site is outside the village settlement boundary, and approval for new build dwelling would therefore be against planning policy.
- The parking arrangements and space to manoeuvre vehicles within the site will be inadequate if 2 individual households have equal access and rights to use it.
- This application is also contrary to the EAG Neighbourhood Plan which clearly states that any new build should be in one determined area of the village rather than ad hoc building in other parts of the village. A site for such housing development, known as Fiddlers Field, has already been granted outline planning permission for 150 dwellings along with road layout and junctions with adjoining main roads.
- The Fiddlers Field development is an accessible settlement which offers sufficient parking and open space, the choice of different sizes of residential units including affordable housing and maisonettes, and demonstrates environmentally sustainable practices, (footpaths, cycle ways and electric car charging points for each dwelling). The proposal

Signed _____
Cllr A. Tolfrey, Chairman

for the conversion of the Cart Lodge does not sufficiently demonstrate any of these practices.

Decisions

202463 - The Orchard, The Orchard, Foxes Lane, Eight Ash Green Colchester CO3 8NG - Application for a Lawful Development Certificate for existing occupation of the dwelling by persons who are not solely or mainly working or last working in the locality in agriculture or in forestry in breach of condition no. 5 of application COL/98/1681 – Refusal, 4th January 2021

85-20/21 To review the Council's Action Tracker

The Council's Action Tracker was reviewed.

The Clerk said she would speak to the Village Hall Committee next week to arrange a meeting.

It was agreed to add the following to the Tracker:

- Streetlights
- Refurbishment of the Village Sign
- Re-siting of the stones placed by residents during lockdown
- Christmas Tree – to be diaried for action in October 2021

Cllr Morgan said action on the Village Sign would now wait until after lockdown restrictions were lifted.

She said she was happy to take the stones, clean and varnish them. It was agreed that they would be placed in the Community Garden. A plaque to note the reason for the stones was discussed.

It was agreed that following each Council meeting the Clerk would update the Action Tracker and circulate to all Councillors.

86-20/21 To agree to re-printing of the Village Flag up to a maximum cost of £120.00

It was **agreed** to re-print the Village Flag up to a maximum cost of £120.00.

87-20/21 To agree to purchase a Council laminator at a maximum cost of £30.00.

It was **agreed** to purchase a Council laminator at a maximum cost of £30.00.

88-20/21 To consider the ongoing maintenance of the Parish Council's streetlights and agree any action necessary

The quotation from A & J Lighting had been circulated prior to the meeting.

Signed _____
Cllr A. Tolfrey, Chairman

It was agreed that the quotation for a five-year maintenance contract would be accepted subject to the contractor being able to resolve the issue of the streetlight in the alley between Searle Way and Spring Lane.

89-20/21

Accounts & Payments:

- a) Statement of Accounts to be circulated prior to the meeting
- b) Approve cheques for signature in accordance with 2020/21 Budget (Invoices Sheet) – to be circulated at the meeting.
- c) To receive the December bank reconciliation and budget figures to date for 2020/21

Cheques for signature were approved as listed below:

Various	Staff Costs	£1010.17
Mrs K. Kane	Expenses – Zoom/postage	£18.95
Mr D. Nokes	Expenses – signs	£72.00
ActiveMed	Revised invoice to Include VAT	£1662.00

90-20/21

Reports from Councillors

Cllr Morgan referred to the email circulated regarding the digger by the ancient woodland.

Cllr Willetts referred to the Ecological Report circulated to Councillors by Councillor Nokes.

Cllr Tolfrey referred to a query from a resident about the speed of vehicles on Halstead Road. He said he was still investigating VASs and would report back to Council soon.

Mr Winterbourne said the pond in Abbotts Lane was due to be cleared during January.

91-20/21

Date of Next Planned Meeting: To be confirmed

It was confirmed that the next meeting would be held online on Wednesday 10th February 2021 at 7.30pm.

Signed _____
Cllr A. Tolfrey, Chairman