

**MINUTES OF THE COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON
THURSDAY 5th APRIL 2018 AT 08:00 PM IN THE GUILDHALL**

Present: Councillors: T. Frostick (Chairman), Cllr's: V Knight (Vice Chair) Brazier, Howells, Williams, Frater, Stewart, Miller, Morgan, Wattebott

Also, present:

District Cllr's J Freeman & M Foley
Dena Ludford Parish Clerk and 16 members of the public.

17/18.199 APOLOGIES FOR ABSENCE

Cllr Simon Walsh.
Cllr J Spencer

17/18.200 DISCLOSURE OF INTERESTS

Cllr Frostick declared a Non-Pecuniary interest in item 17/18.207 item Vii and will leave the room when this matter is in discussion. Cllr Brazier declares Non-Pecuniary interest in item vi.

17/18.201 PUBLIC SPEAKING TIME

A representative speaks on the matter in connection to monk street and suggests that as this matter is now in the public domain wonders why the item remains in private. The chairman clarifies that when last we spoke there was no new news and there has been a revised plan and other details which will be discussed and addressed privately with the remainder of the council tonight. The chairman also states that there is still nothing, which has been placed in the public domain, and the discussions are a private matter.

A speaker asks about the admissions meeting act 10 and that matters being, personnel, legal dispute or discussion of tenders or contracts, fall in to this category and asks which one Monk Street falls under? The clerk replies that this is a combination of Legal and contracts, and this advice is taken directly from the EALC, the clerk states the act as it is read. The speaker takes understanding that these three items are under the definition of contract.

A Speaker seeks clarity as to what is meant by 'prejudicial to the public' and wonders why the whole discussion and the proposals are being held in private and wishes to raise this as a query, this is noted by the Chairman.

Cllr freeman comments that the claypits site have areas which are contrary to the draft NP, and notice that you're discussing in private session the Samford road development for 150 new homes and this goes to consultation on Friday, the Thaxted Society have in fact published this on line. Cllr Knight states that she provided that update and asked for this to be shared with The Thaxted Society.

A speaker asks why then is this still under the private section of the meeting?

The Clerk asks if she may respond with the Chairman's permission – The clerk responds; This agenda is put together 7 days in advance and at this stage the clerk was unaware of the public consultation, it's dates and its format, in fact this was only provided in email format today by Countryside. The clerk intends, with the chairs permission, to ask if we may make reference to this consultation via our web site, so others may have visibility, and this will be decided upon later.

17/18.202 DISTRICT COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

Cllr Freeman gives a verbal update on the B184, there are two blocked pipes, and this is being upgraded as a priority, highways are in discussions with the landowner with reference to jetting.

Also, Notification of Community project grant scheme, which the clerk would be aware of. The Chairman commented that this has been shared.

Cllr J Freeman also wishes to state that should the Planning UTT/18/0248/FUL 4 houses in Wedow road will be called in if recommended by the officer.

The Airport application response has been extended to the end of the month, the Chairman clarifies with the clerk that this will go back on the agenda on the 19th April, to see if this should go to the Secretary of state.

Chairman's Initials

Cllr Martin Foley announces, following on from a meeting which was private the importance of which Cllr Foley felt should be made public and has provided this to the clerk for circulation. (See Appendix A) There is a concern 66% increase in passengers 44% in air movements and we are not permitted to discuss night flights. Cllr Foley states that this is going to have a major impact on Thaxted and this is by no means a statement that I am against the airport, this is the way its being done and the volume.

17/18.203 COUNTY COUNCILLOR REPORTS ON MATTERS RELATING TO THE PARISH OF THAXTED

None received.

17/18.204 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Council meeting held on **1st MARCH 2018**

17/18.205 COMMITTEE MINUTES

To **NOTE** the minutes of the Finance & Assets committee meeting held on **15TH MARCH 2018**

17/18.206 THE NEIGHBOURHOOD PLAN STEERING GROUP PRESENT THE FOLLOWING DRAFT FORMAT, UPDATED DOCUMENTS TO THAXTED PARISH COUNCIL FOR DISCUSSION: (see Appendix B for Steering group report)

- a. The Consultation findings
- b. The Consultation Statement
- c. The Basic Conditions Statement
- d. any the supporting evidence-based documents
- e. Draft NP V12

17/18.207 PLANNING APPLICATIONS

a) To consider and comment on the following planning applications:-

i) APPLICATION NO. UTT/18/0528/HHF & UTT/18/0529/LB

PROPOSAL: Removal of garage roof and subsiding flank supporting wall. Reconstruction of garage roof

LOCATION: 24 Watling Street Thaxted

RESOLVED to **SUPPORT** the application

ii) APPLICATION NO. UTT/18/0607/HHF

PROPOSAL: Proposed new cart lodge and studio, closure of existing eastern vehicular access and reinstatement of frontage wall, setting back of existing gateway at western vehicular access.

LOCATION: Greensleeves 37 Bolford Street

RESOLVED to **SUPPORT** the application based on the following conditions and statement.

Serious concern over impact on the views along Bolford street toward the village centre. There are three views identified in the Liz Lakes landscape appraisal prepared for the Neighbourhood Plan which would be affected. All three views are at the highest level of significance (5/5). The views according to Liz Lakes provide Rare views of these three listed buildings arranged in close proximity” ; “The towns compact nucleated form and strong rural setting are very apparent”: and “ The towns strongly rural setting is very apparent”

The Parish Council are therefore insistent that the ‘digging out’ is made a condition of the change/build and on the condition that the height is no higher, or lower than the existing building.

iii) APPLICATION NO. UTT/18/0647/FUL

PROPOSAL: ~~Erection of two storey extension~~

LOCATION: ~~Pennys Cutlers Green~~

iv) APPLICATION NO. UTT/18/0647/FUL

PROPOSAL: Removal of condition 2 (agricultural occupancy condition) from planning permission W/DUN/39/67

LOCATION: Graces Farm Cottage Thaxted Road

RESOLVED to **SUPPORT** the application

v) APPLICATION NO. UTT/18/0112/FUL (Not a Thaxted application, Agenda Item for consideration only)

Chairman’s Initials

PROPOSAL: The change of use of land for the stationing of caravans for residential purposes together with hardstanding and dayroom ancillary to that use and erection of stables.

LOCATION: Land To The South Of Brick End Broxted

RESOLVED to OBJECT the application

Based on the Unsuitability of the site, access both traffic and pedestrian and unsuitable for residential development with a lack of facilities. proposed by Cllr D Morgan seconded by Cllr A Wattebott

vi) APPLICATION NO. UTT/18/0759/HHF

PROPOSAL: Proposed two storey side and single storey rear extension.

LOCATION: 31 Weaverhead Close Thaxted

RESOLVED to SUPPORT the application

vii) APPLICATION NO. UTT/18/0782/CLE

PROPOSAL: Certificate of lawfulness for the existing use of land as part of residential garden.

LOCATION: Pathwoods Bardfield End Green

RESOLVED to SUPPORT the application

viii) APPLICATION NO. UTT/18/0750/OP

PROPOSAL: Outline application for demolition of existing buildings and erection of up to 16 dwellings with all matters reserved except access.

LOCATION: Claypits Farm Bardfield Road

RESOLVED to OBJECT the application based on the following reasons

Contrary to NPPF 66 '*Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.*' and contrary to NPPF 69, shared vision, this application fails to take in to account the important role in facilitating social interaction and creating healthy, inclusive communities. Thaxted Parish Council would draw the Local planning authorities to this shared vision with a view to discuss the desires of the community of the residential environment, and facilities which might be incorporated to better support the village. It would be Thaxted Parish Councils desire to incorporate safe and accessible developments taking in to account the proximity to the school and this should therefore contain clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

This council is unwilling to support any outline planning application for development within a sensitive and significant area. There appears to be no affordable housing, which would there render this application contrary to Policy H6. As noted under NPPF 69 there is No INF1 community green space. Road and Pedestrian Access is also a concern; the proposed entrance is directly opposite a school and runs in front of a listed building. The Parish Council would be minded to support this application in principal should the concerns aforementioned be addressed, however at this stage the Parish Council unanimous object to this application.

ix) APPLICATION NO. UTT/18/0589/FUL

PROPOSAL: Conversion of existing workshop into a two bedroom dwelling

LOCATION: Adjacent To 1 Malletts Cottage Thaxted Road

RESOLVED to SUPPORT the application 7 to support 3 objects

17/18.208 FINANCE

i) The Council Noted Council income and expenditure as follows:

a) Expenditure

To Note Council gross expenditure from 1st – 28th February 2018 as follows:

i) Co-operative Current A/c	£5231.61
ii) Santander A/c (Market)	£0
iii) Co-operative (Guildhall) A/c	£243.66
iv) Petty Cash	£31.41

b) Income

To note Council gross income from 1st – 28th February 2018 as follows:

v) Co-operative Current A/c	£1422.39
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Chairman's Initials

vi) Santander (Market)A/c	£0
vii) Co-operative (Guildhall) A/c	£0
viii) Scottish Widows (Investment) A/c	£0
ix) Scottish Widows Market (Investment) A/c	£0
x) NS&I Guildhall	£0
xi) Petty cash	£124.91

17/18.209 COACH PARK

A verbal report from the Vice Chairman Cllr knight evidenced that the coach park has been used for over 20 years for school parking during pick up and drop off times:

- a) Proposed by Cllr knight seconded by Cllr Williams, **RESOLVED** To Discuss Thaxted Parish Council obtaining a certificate of lawfulness from Uttlesford District Council for the formal use of the site for school pick up and drop off parking only during term time will be included and permitted.
- c) To Agree that the clerk may continue to discuss this site under the NEPP & UDC off street parking order.
- d) To Agree the clerk may obtain quotes for appropriate worded signage and erect. And any necessary planning and legal costs associated with this matter, handled in accordance with Thaxted Parish Councils standing orders.

17/18.210 CLERKS REPORT

The Clerk gave an oral Report (See Appendix C)

17/18.211 LETTER OF SUPPORT

Thaxted Parish council received a letter of support from The Thaxted Society, The chairman made comments that we are working closely with the Thaxted society and this was also recognised by Vice chairman Cllr Knight. (see Appendix D)

17/18.212 GRANT FOR PLANTER

To Thank Cllr Foley for his generous donation of £1000 which we are now in receipt of, to be spent on new planters & tubs within Thaxted. Proposed by Cllr Frostick seconded by Cllr Williams. 9 in favour 1 against. It is suggested that the total will come to circa £1400 with a top up from the allocated Budget.

Cllr Brazier wishes to state that this is a large proportion of our funds and as a Parish Council are and should be under scrutiny, we are incredibly grateful for Alison and the flower committee and they do all this voluntarily and they do a wonderful job for the town. Cllr Brazier is mindful of the cost totalling £1400 and recalls that the current oak tubs cost around £60 - 80, and we are in receipt of compliments all year around for how wonderful these displays look, I know these cast iron tubs will also look fantastic. I minded to Recall a Traffic accident in front of the property which joins Town street to the Tanyard (parishioners name withheld) and I recall some funds were pledged some time ago which never transpired in connection to a metal trough which I would have fully supported given the safety aspects this placement would have had.

Cllr Wattebott asked how long the wooden tubs last, the reply around 10 years, the cast iron one last circa 100 years, Cllr Howells also states that the reason for picking these tubs in particular is that they are lower than the planters in front of the Guildhall and would therefore create a more appealing view of the building.

17/18.213 AIRFIELDS OF BRITAIN CONSERVATION TRUST

The clerk announced that we are now in receipt of a granite plaque to commemorate the Word War 1 airfield in Copthall lane. Cllr Brazier has agreed to move the pallet & the plaque and place this in safe keeping while the clerk seeks clarifications that the item should be placed at the back of blunts wood.

17/18.214 VILLAGE GREEN WASTE SERVICE

To **NOTE** the finalised version of the garden waste collection service, and to clarify the draft version of this was only received on 13th March 2018. The Chairman seeks ratification as this came in so late whilst we allocated budget for this for the coming year. The clerk states we only received the Final on the 26th March. Cllr Brazier suggested that an A1 poster be created and placed on the outside building of Margaret street toilets, in addition to this advertising on Thaxted On Line could be suggested.

17/18.215 FUTURE DOCUMENTATION FOR WEB SITE PUBLISHING

To discuss and decide if the Agenda Pack in full (excluding anything which is of a confidential nature) should be published on the Thaxted.co.uk web site. **RESOLVED** – Agreed Unanimously.

Chairman's Initials

17/18.216 CONSIDER MEMBERSHIP

Proposed by Cllr Wattebott seconded by Cllr Brazier **RESOLVED** that Thaxted parish Council will become members of the 'Campaign to protect rural England' CRPE

17/18.217 DATE OF THE NEXT MEETING

The next meeting will be the ANNUAL PARISH COUNCIL meeting on **MAY 3rd 2018** at Thaxted Guildhall at 8:00pm.

17/18.220 SAMFORD ROAD – Moved in to the Public domain by order of the chairman.

Following the informal meeting of Wednesday 28th March 2018, TPC have taken the decision to alert the public to this prior to any application, the consultation, as proposed by Countryside, is web based only and Thaxted Parish Council have noted that Countryside are **not** providing what we feel is adequate public consultation and lacks sufficient details for the purpose of this development. This statement is by no way an endorsement; however, Thaxted Parish Council felt the general public would like the opportunity to see what the outline application currently looks like. It is The Council's opinion that this outline application is to get a general view from the Parishioners to see if/what might be acceptable.

The Chairman asks, 'Do we put a link to their web site on ours?' A detailed discussion around this takes place and it is suggested and agreed that we **do not** place their link on Thaxted Parish Council's web page. The view is that they are not holding a proper public consultation and we should not be party to advertising this on their behalf.

In accordance with Section 1 of the Public Bodies (Admissions to Meetings) Act, 1960, the public and press will be excluded from the remainder of this meeting because publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

17/18.218 EXISTING ALLOTMENT PLOT ALONG BARDFIELD ROAD

A verbal update was given by the clerk in connection to an existing allotment plot along the Bardfield end road. Further updates will be provided as needed.

17/18.219 MONK STREET PROPOSAL FOR DEVELOPMENT

Thaxted Parish Council is withdrawing our support for the scheme in its current form.

Chairman's Signature

Date: 3rd May 2018

Chairman's Initials