



THAXTED PARISH COUNCIL

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MINUTES OF THE COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON TUESDAY 12th October 2021 at 7:30 pm
in Guildhall

Present: Councillors: T Frostick (Chairman), A Frater (Vice Chairman) V Knight, A Howells, , J Spencer, R Barrington,
P Flint.

Also Present: Dena Ludford (Clerk & RFO)
UDC Cllr Tayler
District Cllr Martin Foley (Arrived at 20:11)
Richard Haynes & Peter Neal from the Local Plan committee
2 members of the Public

21/22.869 APOLOGIES FOR ABSENCE

Cllr Ray Williams, who remains working on council business.
Cllr Jenna Perkins

21/22.870 DECLARATION OF INTERESTS

To receive declarations of interest in items on the agenda

21/22.871 PUBLIC REPRESENTATIONS

None Received

21/22.872 REPORTS FROM DISTRICT COUNCILLORS ON MATTERS RELATING TO THE PARISH OF THAXTED

We debated a motion requesting that there should be a condition applied to successful applications for solar farms that they should be returned to agricultural status when the site had ceased to produce energy.

This motion was passed, although it was considered to be somewhat weak with pitfalls and that there needed to be full consideration as to how this subject should be carried forward. Indeed solar farms, other forms of renewables and anaerobic digesters were discussed at the strategic infrastructure group this afternoon (as part of the local plan).

There was also a motion requesting the government retain the £20 a week universal credit uplift, with an amendment passed which suggested that Members should donate one month's allowance to the Uttlesford Food Bank.

Following the refusal of Mrs Justice Lang to allow the application to apply for a statutory planning review for the increased passenger numbers requested by Stansted Airport Ltd, it was agreed to accept the judgement. This was partly because the council did not wish to incur further costs. Disappointment was expressed that the government did not appear to accept the implications of its stance, in the fight against global warming, especially given the declaration of the council of a climate emergency.

21/22.873 REPORTS FROM COUNTY COUNCILLOR ON MATTERS RELATING TO THE PARISH OF THAXTED (see reports attached)

21/22.874 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Council meeting held on 7TH SEPTEMBER 2021

21/22.875 COMMITTEE MINUTES

To **NOTE** the minutes of the Planning Committee meeting held on 1st October 2021

21/22.876 GUILDHALL LEASE

The County Councillor and District Councillor are aware of the current lease arrangements and are in discussions in relation to this matter.

21/22.877 PLANNING

1) UTT/21/1836/OP

PROPOSAL: Outline planning application with all matters reserved except access, for the development of the site for up to 49 residential dwellings, vehicle access from Elers Way, associated infrastructure, sustainable drainage, landscaping, public open space and linkages for pedestrians and cycles.

LOCATION: Land To The East Of Wedow Road Thaxted

RESOLVED to OBJECT

The new supplementary statement relating to the loss of agricultural land submitted by Bidwells has been noted. In it they seek to argue that policy ENV 5 of the Local Plan should be ignored and that they should not be required to provide an analysis of alternative options on brown field sites or in relation to land of lower quality. They refer to the appeal decision in relation to Land East of Elsenham (APP/C/1570/W/19/3243744) to support their claim. In fact, a very much more relevant appeal decision was in relation to Land south of Braintree Road, Felsted (APP/C1570/W/16/3156864). The circumstances in that case were very comparable to the subject application. The appeal related to an application for 55 dwellings on 2.67 has. of Best and Most Versatile agricultural land. The inspector found that policy ENV 5 was entirely consistent with the NPPF and that the size should still be considered as a 'significant' loss of agricultural land pointing out that there was no definition of 'significant' in the NPPF. The appeal was dismissed and the inspector said that he was concerned that there had been no attempt to consider alternative options in line with ENV 5.

Bidwells also suggest that the parcel of land north of Crispy Brook has not been cultivated for 7 years. We know from local knowledge that this is just not the case and it was planted with corn rather more recently than that.

Whilst our principal objections to this development remain the impact on the local road network and the effect on Copthall Lane (loss of high quality views as defined in the Neighbourhood Plan and the adverse effect on the protected green space of Walnut Tree Meadow) we are also concerned at the loss of Grade 2 agricultural land and the fact that the development would be contrary to Local Plan policy ENV 5.

2) UTT/21/2956/LB & UTT/21/2955/HHF

PROPOSAL: Replacement of flat roof with pitched roof and erection of single storey extension to rear.

LOCATION: 7 Newbiggen Street Thaxted

RESOLVED to SUPPORT with due regard to the bake oven with no adverse impact on heritage features.

21/22.878 DRAFT HOUSING STRATEGY

To consider our comments in relation to the strategy which are Available until the 13th October – **RESOLVED** for the Clerk to capture some of the details discussed during the meeting and email the planning officer with the HNS also.

<https://www.uttlesford.gov.uk/housing-strategy-consultation>

21/22.879 LOCAL PLAN UPDATE

Richard Haynes has requested that assessment sheets be provided however despite two emails they have yet to have been produced. It is Resolved that the Clerk will make contact with the relevant parties to see when these may become available for circulation.

21/22.880 REGISTRATION OF THE UNREGISTERED PATH BETWEEN BARNARDS FIELD AND COPTHALL LANE

It is **RESOLVED** To **APPROVE** the registration proceedings to seek to register this ancient footpath the Deputy Clerk along with others within the community shall progress this matter further.

21/22.881 PARKING IN THAXTED

The Group is new in formation and Cllr Ralph Barrington is happy to chair this working group, Cllr Barrington has had discussions with Peter Neal who is also happy to be a part of this.

Cllr Foley wishes to ask that the group take in to account those who use wheelchairs and pushchairs.

21/22.882 QUEENS PLATINUM JUBILEE

The group have met with the Thaxted Fayre Trust who are taking the reins with this. A local resident is repairing the Beacon. On Friday night there will be activity at the Rec including Music and Drinks, on Saturday a dog show with singing and other activities. (Morris weekend) is the weekend after. The Clerk reports that in the share drive a number of files have been dropped in connection to the lighting of the Beacon and has requested that the working party takes note of these and any actionable dates, it was requested that a sum of money be allowed for in the forthcoming budget provisions.

21/22.883 S106 UTT/1562/11/OP - LAND OFF WEDOW ROAD

Following updated information from UDC in connection to this POS (Public Open Space), the Parish Council are once again invited to **RECONSIDER** the matter and past resolution brought to the council as shown in the both the MINUTES OF THE ANNUAL PARISH COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON THURSDAY 9h May 2019 and the MINUTES OF THE COUNCIL HELD ON THE 7TH SEPTEMBER 2021.

RESOLVED: Unanimously to DECLINE to take on this POS

21/22.884 HAVE YOUR SAY ON COUNCIL SPENDING

RESOLVED To only respond as individuals and **NOT** the councils response to The UDC survey on Council Spending, now open online so that people can have their say on the budget – this can be accessed via the council website, at www.uttlesford.gov.uk/councilspending

Closing date 17th October 2021.

21/22.885 CULTURE, CREATIVITY & THE ARTS SURVEY

RESOLVED That Cllr Frater and Cllr Howells will **APPROVE** the councils response to The UDC creative arts survey

Link for the Parish & Town Council Culture, Creativity & the Arts Survey: <https://www.surveymonkey.co.uk/r/HDZXGG8>

21/22.886 FINANCE

a) EMR'S & CURRENT ACCOUNTS August – September 2021

To **NOTE** Account income and receipts

(See attached report's)

b) TO REVIEW ON LINE PAYMENT FOR APPROVAL

to sign and approve the on line payments as detailed

21/22.887 EXTERNAL AUDIT

To **NOTE** our unqualified audit received from our external Auditor PKF Littlejohn

The Council Thanked the Clerk and RFO for her hard work and diligence.

21/22.888 PLAYGROUND INSPECTION REPORTING TOOL

To receive a verbal update from the clerk in connection to the recent training and exam undertaken and to consider utilizing a digital playground inspection tool with expected annual costs of circa £156 per playground.

RESOLVED that the council approve this expense and the Clerk will progress.

21/22.889 VISION ZERO

Cllr Ralph Barrington and the Clerk both attended a zoom meeting where the vision was revealed. In order to collaborate with the local sense it is agreed that Cllr Barrington and the Clerk shall produce some ideas which may be considered for implementation in Thaxted.

21/22.890 TOURIST FEEDBACK

The Clerk relays feedback received from a visitor to Thaxted saying how nice Thaxted is.

21/22.891 Parish Council Policy Review

To **REVIEW, CONSIDER** and **APPROVE** the following Parish Council Policies

- 1) Safeguarding Policy
- 2) Developers Meeting Policy
- 3) Complaints Procedure
- 4) Key Control Policy
- 5) Standing Orders
- 6) Equal Opportunities Policy
- 7) Wellbeing Policy (New)
- 8) Information available from Thaxted Parish Council under the publication scheme

RESOLVED to ask the Council to consider the documents before this coming Friday and to provide the council with the documents with track changes available to view.

21/22.892 UPDATE REGARDING THAXTED DAY CENTRE

Cllr Mike Taylor reports that we are making progress with the re-opening of the day centre. I'm very grateful to Vanessa Pedder and Mike Collins. We met with UDC last week, and are setting up a Community Interest Organisation.

21/22.893 FULL LIST OF ALL THE UPCOMING MEETING DATES & ADVERTISED DATE OF THE NEXT MEETING – to include the change to 7:30 pm and republish.

The date of the next Council Meeting will be on **TUESDAY 9TH NOVEMBER 2021 at The Guildhall at 7:30pm.**

To resolve that under the Public Bodies (Administration to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the Public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.

21/22.894 JOINT LAND OPPORTUNITIES

The Chairman brought this to the whole meeting under the premise that the item is to be brought to public market. Our bid, that we placed on the land has been rejected and the land is now going to be brought to open Market, there is still 20 acres of the land which will be kept separate from the main sale, with three parcels this particular one is of interest to the council, if the Council wishes to make an offer on the Open Market then we will need to borrow the funds for this purpose. The discussion shall take place in connection to the prices and opportunities in Part 2.

The second part of this is in connection to the land in the council's possession and recently there has been an accusation of land which has may have been lost. The CLT & Parish Council is going to pursue this however we may need to take this to full council in order to reach a resolution.

Following this discussion we are now to resolve that we will take the remaining section of this item in part 2.

After a lengthy discussion in private session the council have authorised the Clerk with the Chairman to pursue the land at a market cost, affordable by business loan and return the terms to the full council for their further consideration.