



THAXTED PARISH COUNCIL

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MINUTES OF THE COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON TUESDAY 9th November 2021 at 7:30
pm in Guildhall

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

Also Present: Dena Ludford (Clerk & RFO)
District Cllr Martin Foley (Arrived at 20:08)
1 members of the Public

21/22.895 APOLOGIES FOR ABSENCE

Cllr Jon Spencer
Cllr Antionette Wattebot
Cllr Jenna Perkins
UDC Cllr Tayler
Richard Haynes from the Local Plan committee

21/22.896 DECLARATION OF INTERESTS

None

21/22.897 PUBLIC REPRESENTATIONS

A member of the public wishes to speak in connection to a meeting held at the Church in connection to COP 26. As a matter of meeting Protocol The Clerk informed the Chairman that this was not an Agenda item, the Chairman thanked the Clerk and gave way to allow the speaker some time. A Facebook page has been created called sustainable Thaxted and wishes for this to be promoted through the community and has a desire to bring together matters relating to a Green Charter. The Chairman alluded to the fact that in next months meeting there is an agenda item in connection to matters related to our Green Charter. The public speaker is very keen to go to the upcoming Climate Change conference other interested persons are Cllr Alison Howells and Cllr Ray Williams, the Parish Council are happy to pay for the attendee.

Cllr Knight wishes to speak in connection to the upcoming skate ramp panned at the Youth Club. As a matter of meeting Protocol, The Clerk informed the Chairman that this was not an Agenda item, although the Clerk did mention that the item was asked by Cllr Knight to be considered which was inadvertently missed off the agenda. the Chairman thanked the Clerk and gave way to allow the speaker some time. The desire is for the Parish Council for fund the shortfall of the difference between the metal v concrete skate ramp, the cost of this is £6,000, there are options for the Council to be protected and the Grant be transferred to the PC and the consideration would be that the Parish Council could consider making the purchase and the PC recovering the VAT, this would mean that the PC would need to access the financial reserves to realise this outcome(Circe £45k). The desire of the group would be that the council deliberate this on an upcoming agenda. After some discussion and agreeing to seek some legal VAT and ownership clarity this item will be placed on the upcoming Finance agenda.

21/22.898 REPORTS FROM DISTRICT COUNCILLORS ON MATTERS RELATING TO THE PARISH OF THAXTED

Report attached

21/22.899 REPORTS FROM COUNTY COUNCILLOR ON MATTERS RELATING TO THE PARISH OF THAXTED

Report attached

21/22.900 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Council meeting held on **12TH OCTOBER 2021**

21/22.901 COMMITTEE MINUTES

To **NOTE** the minutes of the assets & services meeting held on **26th October 2021**

21/22.902 PLANNING

1) UTT/21/2686/LB

PROPOSAL: Retention of repair works to doors and windows on front elevation. Exterior painting and replacement guttering including the removal of a fake door

LOCATION: 14 Watling Street Thaxted CM6 2PE

RESOLVED to Object

It is clear that they are intending to remove the false door and plaster over or just replace the door itself. They still seem to be keeping their options open. It says on the application form that 'no works have been started prior to the grant of permission'. That is clearly not true. The door has already been removed and a metal mesh lathe inserted (it probably should have been timber lathes). Whilst it is stated the door was only inserted in the 19th century it's become a part of the street scene in the Conservation Area and should be retained.

2) UTT/21/3082/FUL

PROPOSAL: Proposed garage

LOCATION: Westview Cutlers Green

Resolved to Support

3) UTT/21/3089/FUL

PROPOSAL: Proposed access to public highway from agricultural building permitted under UTT/21/2560/AG.

LOCATION: Land Off Bolford Street Bolford Street

Resolved to Object on the grounds that These are special verges, and it is suspected that these verges belong to the Lord of the Manor. The principle of a visual long avenue of a special verge should therefore not be disturbed. The attractive roadside protected character and intensification of use.

4) UTT/21/3136/HHF

PROPOSAL: S73A retrospective application for a proposed garage conversion

LOCATION: Oakdale House Watling Lane

RESOLVED to **OBJECT**, it is believed that there are no permitted development rights on this site. Any retrospective application should also show the previously layout on the application which this has not.

5) UTT/21/3262/FUL

PROPOSAL: Proposed erection of 4 no. dwellings and associated work.

LOCATION: Levetts House Bardfield Road

RESOLVED to **OBJECT**

The applicant claims that the land forms part of the garden of Levetts this is in fact incorrect and the land is agricultural. ,(UTT/20?0807/CLE not determined as yet) The access to the site is questionable and very tight, this is contra to TX LSC1 as defined in the Thaxted Neighbourhood plan.

6) UTT/21/3263/FUL

PROPOSAL: Demolition of agricultural building and erection of 2no. detached dwellings with altered entrance - Amendment to that approved under UTT/21/0438/FUL

LOCATION: Barn At Millars Farm

RESOLVED to **OBJECT** on basis that it was contrary to S7 and TX LSC4 and also on the grounds that the design was entirely inappropriate for the surrounding area.

APPEALS

7) UTT/21/2097/HHF

Site Address: Jareth Cutlers Green

Description of
development:

Proposed cart lodge

Application reference: UTT/21/2097/HHF

Appellant's name: Mr Martin Grant

Appeal reference: APP/C1570/D/21/3284935

Appeal start date: 02.11.2021

The Parish council have objected to this application previously and continue to do so, please note that a previous application (number, UTT/21/0318/HHF) which has also been subsequently rejected, this forms the basis of series of repeated disregard for planning protocols, There is currently pending an enforcement investigation REF: ENF/18/0369/C Cart lodge built in breach of Planning Control UTT/18/0852/FUL. The blatant disregard for the local planning authority is overwhelming, and the Parish Council has faith and hope that the investigating officer takes the time to fully digest this case to understand the whole magnitude.

21/22.903 STOPPING UP OF HIGHWAY AT CLAYPITTS FARM, BARDFIELD ROAD, THAXTED CM6 2LW

RESOLVED To make **NO COMMENT** in connection to the following.

"The Diversion of Highway (East) (No.27) Order 2021" authorising the stopping up and diversion of a length of Footpath no. 105 as lies to the south of Bardfield Road at Claypits Farm at Thaxted in the District of Uttlesford, to enable development as permitted by the Secretary of State for Levelling Up, Housing and Communities, under reference APP/C1570/W/21/3269464.

21/22.904 LOCAL PLAN UPDATE

The Chairman of the Local Plan Group was unable to attend, however, District and County Cllr Martin Foley spoke in connection to the report, the plan remains on schedule. The Clerk was asked to resend two emails to members of the Local Plan committee so future dates to discuss the call for sites can be arranged.

21/22.905 CLT

- a) The Chairman updates the council in connection to the work that's being done behind the scenes and the showcase events on the 24th November at 7:30 in **BSH**. The CLT met with a company who deal in property solely made from Hemp therefore, the entire built would be net neutral in terms of the carbon footprint, there is a desire to push forward with the build on the Levitts site and the company have intimated that from Start up to occupy the timescale will be circa 6 months. The Parish council were very interested in the progress of the project and fully supported the concept of a carbon neutral build.
- b) **RESOLVED** To **APPROVE** a pre allocated budget to accommodate the start-up costs for the first CLT project as outlined in the update. Topographical drainage highways biodiversity improvement surveys are all needed in order to progress, the expectation is that these costs would be covered by the Parish Council with the agreement that the funds would be repaid by the CLT in future years, this could form a rental agreement on the land which will be considered by the CLT.
Cllr Knight proposes to fund the scheme up to £10,000 seconded by Cllr Ray Williams. This received unanimous support.

21/22.906 PARKING IN THAXTED

Cllr Barrington speaks in connection to the upcoming meeting, he reminds the council how challenging this particular subject is, Cllr Barrington speaks of the past survey in connection to the London Scheme which was responded to last year by this council and it was reported that this scheme would not find favour in Thaxted. Cllr Barrington believed there is some further work coming from central government in relation to the pavement parking solutions and this may be legislative and will be a big indicator as to how this is worked in Thaxted. Recently we've been told of the need for residents parkin along Orange Street, there is some careful consideration as to how this is administered. The NP recommendation covers Newbiggin street, however the wider views of Thaxted will also be considered by this working group.

21/22.907 WINTER HIGHWAYS BRIEFING

A written report from Cllr Jon Spencer was received in advance of this meeting, her remarks that 'They seem confident that they are prepared, have no shortages of drivers or supplies. Lots of information on Essex Highways web site'.

21/22.908 THE WINDMILL

To receive a verbal update from the windmill management committee and to **RESOLVED** to **APPROVE** that the Parish Council write a letter to the Windmill committee outlining the Parish Councils support, however the financial support is always considered on an ad hoc basis year on year as the Parish Council are not a grant awarding body.

21/22.909 QUEENS PLATINUM JUBILEE

Cllr Foley has committed £500 from his Next years finances, Cllr Knight updates the council that the Fayre trust is in control of the event, band & singers are booked plus many other activities. The event will be in accordance with government guidance.

21/22.910 FINANCE

a) EMR'S & CURRENT ACCOUNTS October 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

c) FINANCE SOFTWARE

RESOLVED To **AUTHORISE** the Clerk to **REVIEW** and **CONSIDER** new integrated web-based software solutions for the Councils Finance Package. Cllr Knight wishes to ensure which ever system we chose that this is audit compliant.

21/22.911 THAXTED RANGERS LICENCE RENEWAL

RESOLVED To **APPROVE** the newly created Licence for Thaxted Rangers, running from September 2021 – May 2024.

21/22.912 LAND REGISTRY UPDATES

RESOLVED To **AUTHORISE** the clerk to organise a review of all PC land registration documents and update as required

21/22.913 PARISH COUNCIL POLICY REVIEW

To **REVIEW**, and **CONSIDER** the following Parish Council Policies, the vice chairman to consider any amendments and if any material changes are required they are returned to the council for full approval. The policies which were considered in October are all approved pending the Vice Chairman's nominal amendments. The Safeguarding Policy will be brought back after some additional changes have been made.

- 1) Equality Policy
- 2) Training & Development Policy
- 3) Privacy Notice
- 4) Health & Safety Policy Thaxted Parish Council
- 5) Finance Regulation
- 6) Community Engagement Policy

21/22.914 UPDATE REGARDING THAXTED DAY CENTRE

As part of Cllr Taylors report he reports that we have formed a Community Interest Organisation, to be known as Thaxted Day Centre. We are awaiting a formal agreement and a licence from UDC which will allow us to start operating independently from the Council. We are still hoping that an opening and some events may occur before Christmas.

21/22.915 DATE OF THE NEXT MEETING

The date of the next Council Meeting will be on **TUESDAY 14th December 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.

21/22.916 JOINT LAND OPPORTUNITIES

To receive a verbal update from the Chairman in relation to matters connecting to Land. The decision to progress to bid on one available lot has been resolved up to an undisclosed amount, the options on one other lot will remain considered and the agent will be made aware of our intentions in connection to both plots.