

TAKELEY PARISH COUNCIL

Ordinary Meeting of Takeley Parish Council

Held on Wednesday, 7th February 2018, at 7.30pm at Takeley Station House.

Present: Chairman- Carol Pratt, JP Cllr John Green
 Cllr Geoff Bagnall Cllr Jim Backus
 Cllr Tricia Barber Cllr Pat Burnett
 Cllr Dom Roque Cllr Richard Cheetham
 Cllr Jackie Cheetham
 Clerk – Julia Peachey

Apologies: Cllr Susan Sprules (apologies)
 Cllr Tina Domigan (apologies)
 Cllr Linda Steer (apologies)
 Cllr Trevor Allen (apologies)

District Councillor Howard Ryles (apologies)
 County Councillor Susan Barker (apologies)

17/251	<u>WELCOME & APOLOGIES</u>	All note/ Clerk
	Chairman Cllr Carol Pratt opened the meeting, welcomed members, and visitors and received apologies as above. Members were asked to direct any comments through the Chairman. All parties present were reminded that proceedings may be filmed, recorded or photographed or otherwise reported about a person attending the meeting.	
17/252	<u>DECLARATIONS OF INTEREST</u>	All note/ Clerk
	Members were reminded that they should declare relevant interests at each meeting for items on the agenda and to request a replacement form if their circumstances have changed and their register of interests needs amending.	
	Cllr Pat Burnett and Cllr Jackie Cheetham declared an interest in that they were members of the church, but not on the PCC.	
	Cllr John Green, Cllr Pat Burnett and Cllr Trevor Allen declared an interest in the Country Fair grant.	
17/253	<u>MINUTES</u> <i>(previously circulated)</i>	All note/ Clerk
	The minutes of the Council meeting dated 10th January 2018, which had been circulated previously, were approved as a true and accurate record and signed by the Chairman, Cllr Carol Pratt.	

17/254	<p style="text-align: center;"><u>OPEN FORUM</u></p> <p style="text-align: center;">There were no members of the public present.</p>	
17/255	<p style="text-align: center;"><u>CLERKS REPORT</u></p> <p><u>Christian School, Dunmow Road – Safer Crossing</u></p> <p>Essex County Council Highways has updated that a PV2 survey assessment will take place early Feb and that the results will then take a couple of weeks to be analysed).</p> <p>Forms were sent off by the Parish Council to the Local Highways Panel initially for a safer crossing and better signage. A pelican crossing was requested, however it is more likely to result in funding for a Zebra crossing or other safety feature, if agreed by Essex County Council.</p> <p><u>Parish Concerns</u></p> <p>Takeley Parish Council have reported the following matters:-</p> <ul style="list-style-type: none"> • Leaning Tree Opposite Simply Carpets on walk to school route ref: ECC • Parsonage Road, Drainage issues & flooding to road – ref: ECC • Fly tipping outside the Station House – ref: UDC • Fly tipping in ditch by Simply Carpets – ref: UDC • Overflowing manhole cover at the side of the -ref: ECC ditch beside the entrance to 1 to 6 Parsonage Road • Bennett Canfield – illegal airport parking by unauthorised operators, parking on pavements and causing safety concerns. • Letter has been sent to Lupin Cottage ref: council is not permitted to pay for work it has not sanctioned • Letter to corporate owner of the Fish and Chip shop on the industrial estate ref: bin as reported in the January minutes. <p><u>Local Plan</u></p> <p>The emerging local plan proposes allocation of three new garden communities, where development will possibly commence during the planning period. These were noted as being at:-</p> <ul style="list-style-type: none"> • <i>West of Braintree</i> • <i>North Uttlesford</i> • <i>Easton Park</i> <p>There has been no confirmation from UDC that all proposals will definitely go ahead. However, of the three proposals the Easton Park proposal will have the most direct impact to Takeley residents</p>	

	<p>as immediately borders the development area and will have a major impact on through traffic and shared services.</p> <p>Land Securities the promoters of Easton Park have claimed they have leafleted Takeley in advance of public meetings being held at Lt Easton Hall on the 6th Feb 2018 (3:00pm to 7:00pm) or Foakes Hall in Dunmow on the 7th Feb 2018 (3:00pm to 7:00pm). The purpose of those meetings to ascertain early stage public feedback on what is required in terms of infrastructure.</p>	
17/256	<p style="text-align: center;"><u>FINANCE REPORT</u> (as previously circulated)</p> <p>It was noted that the monthly finance schedule had been circulated to all councillors. Councillors resolved to approve cheque transactions for the month of January 2018</p> <p><u>Priors Green</u> Takeley Parish Council noted the solicitors fee of £6,310.46 in respect of the Priors Green Lease Work and approved that the amount should be deducted from the Priors Green S106 monies meaning Takeley Parish Council will agree to approve payment to the Priors Green Hall Committee of £116,115.54 (part of a S106 allocation) this coming month, subject to final ratification from the finance committee.</p> <p><u>Advice on Cost Savings – Re: Old School House Refurbishment and Discussion on Public Works Loan</u></p> <p>During the last few weeks Takeley Parish Council received professional advice, that the Council would be able to make substantial savings by carrying out the refurbishment at the Old School House in one phase. In order to have the full sum for the complete phase, Takeley Parish Council would need to take out a public works loan as part payment towards the refurbishment. Fundraising would continue and occur in parallel to provide best value.</p> <p>Councillors acknowledged that there would be a much lower rate of interest for a public works loan, as well as the approximate 15% cost saving to the overall build. The continuity of the community cafe and foodbank in particular had already registered strong community support and there were noted concerns that other premises would not be available once the short term lease expired.</p> <p>Based on the above considerations Takeley Parish Council members resolved to consult with the electorate during the month to ensure the electorate would be happy for the Parish Council to progress with a loan application to the Secretary of State for a refurbishment loan.</p> <p><u>Requests For Donations:</u> Information regarding requests for donations had been circulated in advance in councillor’s information packs. (All three donations were also linked to members belonging to constituted bodies).</p>	All note/ Clerk

	<p><u>To consider donation to the country fair event.</u> Paperwork was circulated in advance of the meeting with a breakdown of costs. A proposal was made by Cllr Jackie Cheetham to donate £500 to the country fair event, which was seconded by Cllr Jim Backus. The majority of councillors resolved to support this event via the £500 donation. One councillor abstained from voting, whilst three declared an interest as were involved with the organization of the event.</p> <p><u>To consider donation to the 10K run</u> Takeley Parish Council considered a donation for the 10K run event in Sept 2018.- It was noted that the event was always very well attended Councillors resolved to agree to pay the same amount they had paid previously, ie £1,000 in the new financial year.</p> <p><u>To consider donation to the PCC in respect of Churchyard maintenance</u> To consider donation in respect of tree work at the churchyard – ref: Rev Rob Burles – letter (previously circulated). Councillors were reminded that they may make donation purely on the churchyard maintenance element. The full council resolved to pay £1200 which will be paid in this financial year.</p>	
17/257	<p style="text-align: center;"><u>THE OLD SCHOOL HOUSE -UPDATE</u></p> <p>The Chairman highlighted that she had been advised by Weston Homes that the dismantling of the Old School House chimney would provide more amenity. Due to the building being old the walls would need to have supports put in place.</p> <p>There would be no requirement to revise planning permissions as this would fall under building regulations. Further discussion on this alteration with Weston Homes and John Monk will occur going forward.</p> <p>POWER TO PROVIDE & EQUIP COMMUNITY BUILDINGS UNDER LGA (Misc Provisions) 1976 s19</p> <p>The purchase of a second-hand fridge freezer and dishwasher for the Old School House for £50.00 was notified to full Council as was ratified by the Old School House group and finance committee members who attended the Old School House meeting. Items are now being stored at Molehill Green Village Hall.</p> <p>It was noted there had been some delay in receiving the required last tender as one of the previously approved contractors had pulled out just before Christmas. However, Ratcliffe and Burrige were contacted shortly afterwards, as a substitute company and the three tender prices have come in this month and are now recorded below.</p> <p>Tender Prices:</p> <p>R. W. Blackwell: £365,300 Ratcliffe Burrige: £411,644.75 Silvesters: £434,443</p> <p>Mark Hammond quantity surveyor, attended the meeting and relayed that he would be contacting Blackwells the lowest priced contractor to</p>	All note/ Clerk

	ensure all elements on the specification had been covered. He will then report back with an overview and professional opinion after making a like for like comparison with a view that any cost savings will be identified.	
17/258	<p style="text-align: center;"><u>HIGHWAYS AND TRANSPORT ISSUES</u></p> <p>It was noted that at Coopers End there is a blocked storm drain by the corner. The Chairman said she would speak to Michael Coleman as he would know who owns the field. Currently the water is running off of the field as opposed to the ditch which runs alongside it.</p> <p>Coalescence issues in respect of West Tay which will run alongside Marks Tay behind the A120 was noted as another ongoing concern in respect of the general road network concerns.</p> <p>It was also reported that damage has been done to the piece of land that the Parish Council owns near You're Furnished. Somebody has caused damage to the entrance where the pipes and water meters are situated. It was agreed the council will look at the possibility of fencing and metal posts. Local handy man Matt Jarratt will take a look.</p>	All note/ Clerk
17/259	<p style="text-align: center;"><u>SPORTS FIELD AND RECREATION GROUND</u></p> <p><u>Sports Field</u> It was agreed that Cllr Dom Roque would meet Jonny Blackwell of Fitness Squad at the Sports Field and report back on the viability of the hire.</p> <p><u>Recreation Ground</u> It was acknowledged that the bin at the recreation ground has disintegrated, whilst the other bin appears to have gone missing. Clerk will enquire if the bin outside the Mole Hill Green post office can be dismantled and moved to the Recreation Ground.</p>	All note/ Clerk
17/260	<p style="text-align: center;"><u>ROLES AND RESPONSIBILITIES</u></p> <p><u>Data Protection</u> The Society of Local Council Clerks and National Association of Local Councils latest advisory notes on the General Data Protection Regulations 2018 were circulated in councillor packs and it was acknowledged that there was specific work being carried out by the associations in respect of the changing legislation and that separate data protection companies or outside persons may need to be utilised. It was agreed that the council would wait for further updates.</p>	All note/ Clerk
17/261	<p style="text-align: center;"><u>PLANNING</u></p> <p>Takeley Parish Council formally approved the recommendations and comments of the Planning Committee (previously circulated) in respect of meetings held on the 3rd and 10th January 2018. (Copies of minutes available upon request). All comments may be viewed on the UDC website)</p> <p>The Council have also been notified of the following planning applications which will be discussed at their next planning meeting on</p>	All note/ Clerk

	<p>the 14th February 2018 at the Station House, Sycamore Close from 10:30 am.</p> <p>UTT/18/0053/HHF – Gardiners Croft – Bambers Green Road, Takeley, CM22 6PB - Refurbishment of original dwelling including new staircase & windows, recladding of two storey extension & new windows, demolition of single storeyside extension and erection of single storey side extension, demolition of lean to extension, demolition of 20C single storey side extension and erection of replacement, erection of detached double garage, demolition of existing garage & erection of residential annexe. Creation of new vehicular access. (Expiry 16th Feb 2018) (Plans Received)</p> <p>UTT/18/0266/SCO - Request for a screening opinion for development of up to 110 dwellings - Land North Of Canfield Drive Great Canfield Road Takeley Hertfordshire</p> <p>Expired – pending main applications. RE: UTT/17/3572/SO - Request for formal scoping opinion for the Environmental Statement to accompany an outline planning application for up to 135 dwellings. Land West of Canfield Road, Great Canfield Road, Great Canfield, Essex – Subject to later receipt of main application</p> <p>UTT/18/0232/FUL – Radisson SAS Hotel Terminal Road North Stansted CM24 1PP -Upgrade of Chiller Plan and addition of free cooling to improve hotel environmental performance and efficiency.</p> <p>Update on the Local Draft Plan has been recorded under Clerks Report following a meeting at Uttlesford.</p>	
17/262	<p>Other reports including: FOOTPATHS & TREES</p> <p>Friends of the Flichway are working with the Public Rights of Way and have carried out works both on Jacks Lane and on Footpath 21. The bridge at the Eastern end has been replaced. There has also been some clearing at Smiths Green end with some noted battling through the briars.</p> <p>Takeley Parish Council wish to extend their thanks to the Friends of the Flichway Group who are obviously working very hard on behalf of the community.</p>	All note/ Clerk

The full council meeting finished at 9:35 pm

**The next meeting of Takeley Parish Council will be held on
Wednesday March 7th 2018 at 7:30pm in the Stationhouse.**

