

RAYNE PARISH COUNCIL
MINUTES OF THE MEETING HELD ON FRIDAY 6th JULY 2001

Present: Councillors: Jiggins
Mrs. Kukiewicz
Lees
Moore
Smith

In the Chair: Councillor Mrs Kukiewicz

Members of the Public Present: There were 2 members of the public present.

01/42 PUBLIC FORUM.

This is an opportunity for members of the public to raise issues of mutual interest or to question councillors.

42.1 Hazelmere Farm

Messrs William and Adam Grove Smith - Parsonage Farm, Shalford.
Mr William Grove Smith stated they were farmers from Shalford who had purchased Hazelmere Farm and issued the councillors with a handout for information.

Mr Adam Grove Smith gave a brief background to the farm and the change of use planning application for two of the sheds. They do not want to change the character or make any structural changes.

They have three companies that have expressed an interest in the site. These are a horticultural operation, a butchery supply company and a printing company. They are unable to proceed with any discussions, as they do not yet have planning permission.

Cllr Mrs Kukiewicz stated they must understand the suspicions of the council on the original application. The conclusion then was that the council would be interested to hear the type of tenant involved re. traffic movements and hours.

Mr William Grove Smith replied that they had paid for advice but now feel they made a mistake with the original application. Now wish to work together with the Parish Council and the residents and not submit a further application until all parties are satisfied.

Cllr Moore asked about the nature of the printing and butchery business. Mr William Grove Smith informed him it would be just storage. Due to the nature of the buildings, tenant use is quite restrictive (to light business and storage).

Cllr Jiggins asked if they had sought the views of the residents of Hacienda. Mr Adam Grove Smith replied they have a good relationship with the residents, who were in favour of the separate access but are not opposed to either application. Grove Smith Farms are less intensive users of the current access than the previous owners.

Cllr Jiggins asked if they have any objections to normal hours of work being imposed as per other business' in the village (7am-6pm Mon-Fri, 7am-1pm Sat).

Mr Adam Grove Smith replied they have no objections to this for the tenants but would still need 24hr access for the turkey business.

Cllr Jiggins stated the height of the buildings was quite restrictive, did they foresee any changes.

Mr William Grove Smith replied not with the three tenants that have expressed an interest. The buildings are suitable to drive a small van in.

Cllr Lees stated they have also applied for the mast.

Mr William Grove Smith replied this would be sited in the corner of the farm, which has good vehicular access.

Cllr Mrs Kukiewicz thanked them for taking the time to attend the meeting and explain their proposals to the council.

42.2 Presentation by Jeremy Gow, Environmental Protection Officer, BDC.

Mr Gow explained he is one of three officers, working since February. They cover five main areas of work which includes monitoring the district, maintaining the service provision, enforcement, dealing with complaints and managing the rapid response team.

For the rapid response the district is split into 3 areas. There are two operatives on each vehicle, which carry a variety of equipment. The team has been in place since 23rd April 2001 and has responded to over 800 calls. They aim to respond within 3 days – so far 48% of calls are responded to within 1 day. Covers litter picking, fly tipping, dog fouling etc.

Cllr Jiggins explained there is a site in Capel Close owned by BDC that the parish council is considering tidying up for youths to use.

Mr Gow replied this would be his responsibility to check out and resolve.

Cllr Mrs Kukiewicz suggested a site meeting be set up to discuss further.

Cllr Jiggins asked if it was the responsibility of the response team to deal with vehicles without licence discs.

Mr Gow replied they place the notification stickers on the vehicles, and Environmental Services remove the car.

When asked about street signs, (Cllr Jiggins pointed out that youths were able to prise street signs from their wooden backing – more fixings or perhaps adhesive is needed to better secure the signs, several were broken in Rayne), Mr Gow reported that this is a problem throughout the district. BDC may need to talk to their suppliers about the type of sign they use.

Cllr Lees asked if Mr Gow had found any evidence of fly tipping in order to prosecute.

Mr Gow replied that no cases have got to court.

Mr Gow informed the meeting that the service is currently a trial but want to ensure it continues. Initial figures are favourable.

Cllr Mrs Kukiewicz thanked Mr Gow for attending the meeting.

01/43

APOLOGIES FOR ABSENCE.

Apologies received from Cllrs Giles, MacNee, Meadows, Mrs Roberts, Mrs Shepherd and Wootton.

01/44 **CONSIDERATION OF THE MINUTES OF THE MEETING HELD ON FRIDAY 1st JUNE 2001.**
The minutes having been circulated prior to the meeting were agreed to be a true and accurate record and subsequently signed by the Chairman.
Proposed Cllr Lees, Seconded Cllr Jiggins.

01/45 **MATTERS ARISING NOT LISTED ON THIS AGENDA.**

45.1 **Footpath/Bridleway – Link from Rayne to Gt. Notley Garden Village**
Cllr Jiggins requested the Clerk write to ECC asking when the above bridleway is planned.

01/46 **BDC MATTERS.**

46.1 **Planning Applications**

01/00251/COU. Hazelmere Farm – Change of use of part existing turkey farm to business/storage/distribution uses (Revised Plans).

Following the presentation at the public forum, and subsequent discussion, it was agreed to make the following comments:

- ? Business Hours 7am-6pm Mon-Fri, 7am-1pm Sat exc. Sun and Bank Holidays.
- ? Each tenant to make a separate planning application (as per other farms in the village) which can then be looked at on an individual basis.

01/00892/FUL. Hazelmere Farm - Erection of 22.5m lattice tower, antennas, microwave dishes, equipment cabin & ancillary equipment.

It was agreed to write supporting this application.

Clerk to write to Grove Smith brothers thanking them for attending the meeting and to outline the intentions of the Parish Council.

01/00918/OUT. Three Elms, Queenborough Lane– Replacement of existing dwelling.

Following discussion it was agreed that the council had no objection to the bungalow being replaced but would make comment that existing dwelling to be demolished before any construction work starts on new property. Also, the council would like to see a detailed plan on where the new property is to be sited.

01/904/FUL. Inver, 31 New Road – Erection of rear extension to bungalow and single storey front extension to garage.

It was agreed No Comment be made on this application.

01/00851/FUL – Great Notley Garden Village

Cllr Jiggins gave a brief outline of the application. Main change is that it is asking for a broader scope for business use. It was agreed No Comment be made on this application.

46.2 **Planning Results**

TPO 29/01 – All Saints Church. Confirmed.

01/00739TPO – 7 Hance Lane. Fell 1 willow tree. Granted.

01/00699/FUL – Mill Villa, School Road. Erection of extension. Granted.

01/00642/FUL – Tabby Cat Cottage, Dunmow Road. Erection of single storey rear extension and loft conversion. Granted.

01/005888/FUL – 33 Brunwin Road. Erection of single storey front extension to garage and first floor side extension. Granted.

21 Warner Close. Conversion of Garage.

Response received from Mr Butcher – attached to agenda.

Cllr Jiggins expressed concern that the parking area had been extended up to the post and rail fence that forms the Flitchway boundary. The edge is half way up the fence and there is likely to be slippage. This is unsatisfactory and it was agreed Clerk to write to Mr Crofts suggesting that a retaining wall be put onto the parking area to prevent further encroachment, with a copy to the Flitchway.

Cllr Lees stated they might be an issue to raise with the Ombudsman if application is granted as BDC acted improperly and there could be grounds for an appeal.

Clerk to find out result of application and e-mail councillors. Planning Subcommittee to then decide if further action is required.

46.3 District Councillor Report – Cllr Meadows

Attached to member's agenda, a written report submitted by Cllr Meadows.
Report noted.

01/47 ROADS AND PUBLIC SAFETY

47.1 Street Light Failures

Cllr Lees reported a lamp in New Road with the shade damaged. Clerk to report.

47.2 A120 Stansted-B/tree – Post Construction Traffic Measures

To discuss paper put forward by Cllr Jiggins.

Cllr Jiggins apologised that the report has yet to be finalised. It was agreed to carry this item to the next meeting.

47.3 New Road Footpath – Report on site meeting held 25th June

Cllr Jiggins reported a constructive site meeting. Clerk read extract of fax received by Cllr MacNee reported no work would commence until after 3rd September.

Cllr Jiggins reported that Mr Cook, ECC, had offered to undertake the design work for the Village Green footpath if the Parish Council wished to contract out this project. Clerk to write to Mr Cook expressing the councils' interest.

47.4 Resurfacing, Shalford Road

Response from Mr Bartley, ECC, read to the meeting, contents noted.

47.5 Street Signs

Response from Jeremy Gow noted.

47.6 Church Lane Potholes

Response from Mr Bartley, ECC, noted.

47.7 Restrictions to Public Rights of Way due to Foot & Mouth

Information Only – All rights of way are now open.

47.8 Parish Paths Partnership

Invitation to attend training days.

Clerk to pass this information to Cllr Wootton.

01/48 RAYNE'S ENVIRONMENT

48.1 Work within the Grounds

Cllr Jiggins reported the Groundsman has been continuing with the grass cutting in the village, and the Asst. Groundsman mainly litter picking.

Cllr Jiggins informed the meeting that the council had been asked by ECC to cut School Road as far as Fargo Coaches, which had been undertaken with the flowering verges deliberately left out. However, shortly after ECC had cut the flowering verge completely. It was agreed the Clerk to write expressing the disappointment of the council stating that these were the best verges for flora in the village and did not interfere with any sight lines.

48.2 Parish Channel Sweeping

Clerk reported no response received – next agenda.

48.3 Skateboard Ramp Update

In the absence of Cllr MacNee, the Clerk reported that the concreting work had not been undertaken on the specified dates. A meeting was to be set up with Mr Carrington to discuss the concreting. Next agenda.

48.4 Children's Playground

Cllr Mrs Kukiewicz informed the meeting that she had asked for this to be included on the agenda as there was a question surrounding the repair of the roundabout but this was now being undertaken by the Village Hall Committee.

48.5 Skips

To organise a cycle of dates.

See next item.

48.6 Refuse Collection

Information had been received by the Clerk regarding Rayne being a trial site for the use of refuse lorries in the village. A manned vehicle would be situated in the Village Hall car park from 8am-12noon on a Saturday morning at a cost of £164.14 – This would replace hiring skips.

Cllr Jiggins proposed 2 trial vehicles over 2 months, which could be pre-booked and advertised within the village. This was seconded by Cllr Lees and agreed by all present.

Cllr Smith stated the only drawback is that the skips take items that would not be seen as household waste.

Cllr Lees replied it may operate on the same basis as the Civic Amenity Sites where a trailer is turned away but contents of a car would be accepted as household waste.

It was agreed Clerk to clarify this and to arrange the first date of 1st September, and advertise in the parish magazine and on the noticeboards.

48.7 Parish Office

Clerk informed the meeting that the surgery has agreed to vacate the village hall and it is anticipated that the Parish Council could take over from 1st August. Cllr Jiggins had kindly donated a modem for use with the computer.

Cllr Moore gave his apologies and left the meeting.

48.8 Standing Order Review

It was agreed to set up a sub-committee for this project. Clerk to e-mail councillors for volunteers.

Cllr Lees asked if there were any plans to restrict how parish councils conduct their business.

Cllr Jiggins replied there are to be major changes but these will not effect how the parish council operates. One change is to become a Quality Council which needs to be discussed with Joy Sheppard, EALC, when she attends the September meeting.

48.9 Bus Shelter

Cllr Jiggins reported that a site meeting had been held with Paul Fairhurst (with Cllrs MacNee and Moore also in attendance). Mr Fairhurst agreed to undertake the work to the original specification and quote. The Clerk has since received a letter of confirmation, stating the only price difference may be the use of a brick with two fair faces.

It was agreed to accept this offer and accept use of another brick if a reasonable additional cost. Mr Fairhurst has indicated he will start the job on 16th July.

48.10 Parish Cluster Review

To agree draft response.

Cllr Mrs Kukiewicz issued response to all present, which was agreed. Clerk to send copy to clerk at Gt. Notley.

48.11 Ashes Burial

Cllr Jiggins reported he and Cllr Mrs Kukiewicz had met with course representatives to look at designs. He or she will draw up and cost the proposed wall. Philip Meader had informed them a faculty from the Diocese would be required and he did not believe this would be forthcoming this year. As a course is being run at the end of September this item would have to now be carried forward to next year.

It was agreed to carry on with the box tomb restoration this year. The parish council would be involved with the cost of the materials and possible the bricks (20 hand made bricks). Cllr Mrs Kukiewicz reported that £200 had been precepted for the box tombs.

Cllr Jiggins informed the meeting that the gravedigger had dug another area of the churchyard and not found water so there may be scope for a further 20-30 burial sites.

48.12 Church Toilet Project

Cllr Mrs Kukiewicz reported the church were now in the process of applying for a faculty and grants to complete the project. The Water Company had informed the church they could bore the water pipe through the green.

It was agreed to write to the Church to approve this method subject to them keeping a sensible distance from the war memorial and trees.

48.13 Activity Days, Summer 2001
Council are invited to host an Activity Day within the parish.
Clerk to pass this information onto the Village Hall Committee.

01/49 HEALTH ISSUES
No report given in the absence of Cllr MacNee.

01/50 FINANCE

50.1 £20.33 Eastern Contracting – Lighting Maintenance
50.2 £52.50 All Saints – Hire of Old School Room
50.3 £200.00 All Saints – Rayne in Focus Grant 2001
50.4 £111.63 RBS Accounting Solutions – Accounts Workshop
50.5 £277.35 Mr Peake - Groundsman
50.6 £100.00 Mr Peake - Petrol

Additional invoices for agreement:

50.8 £28.50 Sue Pertwee – War Memorial Flowers.

It was unanimously agreed to make the above payments.
Proposed Cllr Lees. Seconded Cllr Jiggins.

50.9 £7872.50 BDC – Ride-On Mower
Due to the problems with the mower not being to original specification, it was agreed to sign but not present this cheque until the mistake was rectified.
Clerk to inform BDC.
Proposed Cllr Lees. Seconded Cllr Jiggins.

Cllr Smith raised a question from a member of the public regarding the high usage of petrol by the new mower.

Cllr Jiggins replied the groundsman is undertaking more cutting as now cut the whole of the village (for which BDC pay us) and are cutting twice a month.

Cllr Jiggins asked for Groundsman Wages to be included on the September agenda. Horticultural rates are to increase by 4% from October.

50.7 Accounts for Year Ending 31 March 2001
Signing off of the Accounts for Audit.
The Internal Auditor, Cllr Mrs Roberts, has inspected accounts.
Proposed Cllr Jiggins, seconded Cllr Lees and subsequently signed off by the Chairman.

01/51 EALC

51.1 AGM of the Association –Held 4th July
Report by Councillors who attended the above meeting.
Cllr Jiggins and MacNee had attended the meeting. EALC have asked for another 20% subscription increase and with reserves expected to drop, a similar increase is expected over the next few years.

01/52 DATE OF NEXT MEETING
The next meeting of the Council will be on Friday, 3rd August 2001.
Items for Agenda to the Clerk by Wednesday 25th July 2001.

Cllr Smith gave advance apologies for the meeting.

01/53 OTHER MATTERS FOR DISCUSSION ONLY

53.1 Draft Essex Schools Organisation Plan 2001-2006

One copy received - objections to be raised by 1 August 2001.
Report given to Cllr Lees for comment.

53.2 Boundaries of Rayne in Relation to Braintree Green

Cllr Mrs Kukiewicz raised this item on behalf of Cllr Mrs Shepherd who wished to know if the Rayne sign on Queenborough Lane, beyond Braintree Green, indicated the boundary of the village.
Cllr Lees replied this was not the boundary but a speed control sign, which denotes where the speed limit begins and the village indicator.

53.3 Hazelmere Farm

Cllr Jiggins asked for an additional comment that Tree Preservation Orders be placed on surrounding hedgerow and trees on the site be added. Agreed by those present.

53.4 Proposed Changes to Village Inset Maps

Information received from BDC Planning Department that two minor alterations be made to the village envelope in the Local Plan Review. As comments are required by 19th July, it was agreed Clerk to issue the information to all councillors asap requesting comments urgently.

53.5 Sunnymead Footpath

Cllr Kukiewicz informed the meeting that Cllr Mrs Shepherd had reported that the footpath is now clear.

53.6 Royal British Legion's 80th Anniversary

Letter received asking the parish council to consider making a donation. Members present agreed that they council are unable to make donations.

53.7 Rural & Urban Bus Challenge Funds 2001

Letter received from ECC looking for new transport schemes to support. Members agreed not to respond.

53.8 Rural Community Council of Essex – AGM 11th July

No member present expressed an interest in attending.

53.9 EALC Course – Working with ECC

Cllr Jiggins expressed an interest in attend this course. Clerk to contact EALC to obtain details.

01/54 CLOSURE

The meeting closed at 10:35 P.M.

Signed

Date