

RAYNE PARISH COUNCIL
MINUTES OF THE MEETING HELD ON FRIDAY 2ND MARCH 2001

Present: Councillors: Jiggins
Giles
Mrs. Kukiewicz * arrived during 225.3
Lees
MacNee
Meadows
Smith
Mrs Shepherd

In the Chair: Councillor Jiggins / Councillor Mrs Kukiewicz

Members of the Public Present: There were approx.15 members of the public present.

00/225 PUBLIC FORUM.

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

225.1 Application to Erect Mobile Phone Mast at Rayne Riding Centre

A number of residents from Fairy Hall Lane attended the meeting and were represented by the following speakers:

Mr D. Andrews - Roosters, Fairy Hall Lane
Mrs S. Clives - Cottage Acre, Fairy Hall Lane
Mr C. Blower - Willows Cottage, Fairy Hall Lane
Mrs J. Fish - 2 Warner Close

The representatives stated they were unhappy with the new site for the mast for a number of reasons including:

- ? It would be an intrusion onto their land.
- ? Health reasons, as those stated for the Station Road site.
- ? It would be seen for miles, as it was 60ft high.
- ? It would blight the value of their property – has been proven that houses are difficult to sell where in close relation to a phone mast.

Cllr Jiggins informed the meeting that he had been informed One2One want a site as near to the centre of the village as possible.

Cllr MacNee read out, from the planning application, why the following sites had been rejected:

- ? Goulds Farm – Owner withdrew.
- ? Eastern Electricity site – Unacceptable from planning point of view.
- ? Hall Farm Buildings – Landowner appeared reluctant to enter into negotiations.
- ? Fairy Hall Farm Buildings – As above, landowner appeared reluctant.

Cllr Meadows explained there are very few sites that can be refused by BDC. If this application went to appeal, he believes the Secretary of State would approve as it was not very near residential houses (unlike site at Station Road). It will not be a shared mast, nor very substantial as only 31in wide at base.

Following discussion the representatives made the following points:

- ? Fairy Hall Lane is currently in need of repair, erection of a mast will make the lane condition worse.
- ? Owe it to the community to find the most suitable site.
- ? BDC have a duty of care to err on the side of caution – national press give cause for concern, although as yet unsubstantiated.
- ? Why was site at Hazelmere refused – this was an acceptable site to surveyors and landowner. Does Parish Council know why One2One refused this site?

Councillors made the following statements/suggestions:

- ? Re. Duty of Care – District Council cannot refuse for fear of imposing large compensation costs.
- ? Residents should make representation direct to landowner (he will only receive a rent of £3,000/year).
- ? Residents are entitled to attend the planning meeting and are entitled to speak. Would be better served raising concerns as individuals, rather than a group.
- ? Parish Council is not aware why Hazelmere was refused. Thought Hazelmere was the preferred site. Height of both sites is very similar (within 10ft).

Cllr Jiggins thanked the residents for attending and making their concerns known to the Council, and assured them the item would be discussed further during the meeting.

225.2 Through Traffic in Rayne

Mr Alan Twyford

Concerned at the level of traffic using Rayne as a “rat run” from Braintree to the Bypass. Motorists are diverting through Rayne to avoid the amount of traffic on the Bypass.

Cllr Jiggins stated traffic flow is likely to increase with the introduction of the new A120, as many of Rayne’s roads will become feeder roads. The Council are in the process of arranging a meeting regarding the new Bypass, and this item will be discussed.

Mr Colin Miles reported that traffic has increased dramatically through School Road. Motorists using back lane to go to Chelmsford – this should also be brought to ECC’s attention.

225.3 Traffic Problems in Brunwin Road and Planning Application for SH Fencing.

A number of residents from Brunwin Road attended the meeting and were represented by the following speakers:

- Mr R. Hasler - 11 Brunwin Road
- Mr K. Rawlings - 58 Brunwin Road
- Mr Reynolds - 60 Brunwin Road

Mr Hasler stated application should be objected to if access is via Brunwin Road as opposed to The Street. Once the application goes through, there is nothing to stop them increasing the amount of traffic to and from the site.

Cllr Meadows replied they couldn't increase the number of vehicles from that stated on the application.

Mr Rawlings responded the application states 6 trucks per day and also time of business. He has witnessed numerous vehicles in and out each day and trucks leaving the site at past 10pm. They are also still accessing the site via Brunwin Road.

Mr Reynolds reiterated this and stated the lorries are very big, not acceptable for a residential area. Should not create a precedent to use access from Brunwin Road.

Cllr Meadows said he needed to know if they are using more vehicles than that stated on the application, as he can report this to the Enforcement Officer. He also asked that residents put their concerns in writing direct to BDC.

Further discussion took place regarding the applicant accessing the site via The Street with Cllr Jiggins stating he did not think they had a right of access through this route.

Cllr Jiggins thanked the residents for attending and making their concerns known to the Council, and assured them the item would be discussed further during the meeting.

225.4 Church Toilet Project and Church Lane

Mr Colin Miles – Representing All Saints Church, Rayne

The Parochial Church Council is planning to install a toilet in the church building. Building Regulation Consent has been obtained and quotes are presently being requested.

Need water supply and connection to the mains. Have obtained verbal permission from Mr McGregor for part of the route but need access to Shalford Road.

Therefore would like to request the Parish Council's permission to route the services under the Village Green

Also the PCC are very concerned about the condition of Church Lane. Part of the toilet project will be to repair the damage and are seeking assistance from the Parish Council. This would be both financially and in further protection measures to the edge of the green to stop further erosion.

Mr Miles handed over a letter formally requesting the above.

Cllr Giles asked why a pumped system and not a septic tank?

Mr Miles replied the PCC had considered all the options and cost, and there was not a great difference. Excavations have to be kept to a minimum.

He also reported that Funeral Directors have informed the Church if the lane deteriorates further, they will not be able to use it in the future.

Cllr Jiggins informed Mr Miles this item would be put on a future agenda for further discussion. Financially, the Precept for 2001/2002 has already been set and nothing was put aside for this project. Cllr Mrs Kukiewicz stated that Church Lane is an unadopted road, therefore not the responsibility of the Parish Council.

Cllr Jiggins thanked Mr Miles for his time and closed the Public Forum. He handed the Chair over to Cllr Mrs Kukiwicz.

00/226

APOLOGIES FOR ABSENCE.

Apologies received from Cllrs Moore, Wootton and Mrs Roberts.

00/227

CONSIDERATION OF THE MINUTES OF THE MEETING HELD ON FRIDAY 2nd FEBRUARY 2001.

The minutes having been circulated prior to the meeting were agreed to be a true record and subsequently signed by the Chairman.

Proposed Cllr Lees, Seconded Cllr Mrs Shepherd.

00/228

MATTERS ARISING NOT LISTED ON THIS AGENDA.

No matters arising.

00/229

BDC MATTERS.

229.1 Planning Applications

01/00217/FUL – The Cottage, Duckend Green – Demolition of hall and boiler house, erection of new addition and conservatory.

It was agreed No Comment be made on this application.

01/00229/COU – Unit 5, Ex Colospers, The Street – Change of use of unit to storage.

Cllr Mrs Kukiwicz asked if Fairview Homes owned the land?

Cllr Meadows replied it did and that SH Fencing rent the property. All new tenants have to put in a change of use application.

He stated it was unacceptable to use a residential area for articulated lorries. Can refuse on the grounds that the vehicles the company use are unsuitable for this site.

After lengthy discussion it was agreed the Council to make representation to BDC making the following points:

- ? Size of vehicles.
- ? Volume of movements.
- ? Safety of access.
- ? Vicinity of school and safety of school children.
- ? Site is on a residential area.
- ? Hours of work.

Cllrs also requested the address on the application be corrected and the drawing needs updating to show the fence which separates the site from The Street.

01/00251/COU – Hazelmere Farm, Dunmow Road – Change of use of existing turkey farm to business/storage/distribution uses and construction of new access road.

Cllr Giles read out a letter from the applicant, Grove Smith - Site has approx. 10/20 movements per day, only 4 units are used for turkeys and wish to make use of the others. If used to full capacity, 60/100 movements per day, no vehicles will use Rayne village. There are no plans to demolish the house and site will be for light industry use. There will still be turkeys and no trees or hedges will be removed except for access road.

Cllr Lees questioned the vehicular access through Rayne, stating the only way to the site once the new A120 is built will be either through Rayne or up to Dunmow and back.

Cllr Giles replied he had informed the applicant of this but had been told that access for Felsted will be a bridge across the new A120.

Further discussion took place regarding access to site. Concerns were raised that a large entrance was to be built at considerable cost – was the investment worth the return? Also regarding the lack of information on the application.

Cllr's Jiggins and Mrs Kukiewicz suggested asking for an adjournment pending further information, with the Parish Council holding a separate meeting to discuss the application.

Cllr Lees proposed a deferment from this agenda until further information from applicant and ECC received. This was Seconded by Cllr Mrs Shepherd and agreed by all present.

Cllr Meadows to take forward and liaise with Clerk.

Clerk to find out date of BDC planning meeting and if this application will be heard.

01/00198/FUL – 37 Kidder Road – Proposed alterations to bay window.

It was agreed No Comment be made on this application.

TPO 7/71 – 12 Vaughan Close. Appl. to prune tree to restrict root growth.

Following discussion, Councillors agree to the pruning of the tree subject to guidelines being set by the Landscape Officer.

01/00301/FUL – 82 Shalford Road – Erection of two storey extension.

It was agreed No Comment be made on this application.

01/00293/FUL – Rayne Riding Centre – Erection of 18m monopole mast, equipment cabin, antennae, microwave dishes and ancillary equipment.

Cllr Giles stated the Council should object to this site especially due to the fact there is a site at Hazelmere we thought was acceptable.

Cllr Mrs Kukiewicz replied the Council had previously agreed not to shift the problem and that residents were obviously unhappy with the mast being situated at the Riding Centre.

Cllr Smith stated the Council was entitled to know why One2One refused the site at Hazelmere. Cllr Lees agreed that this needed to be pursued further.

It was agreed to object to this application on the grounds it was residentially unacceptable, information on the application is misleading and there is another site where no local objections have been raised and which is technically suitable.

Cllr Jiggins suggested a Councillor attend the planning meeting to raise objection and to support Cllr Meadows. Cllr Lees will represent the Parish Council. Clerk to contact BDC for meeting date and inform Cllr Lees and write to One2One regarding the Hazelmere site.

229.2 Planning Results

00/01783/ECC – Provision of new bridge at crossing of Fentons Road, to be known as Fentons Road Footbridge – DEEMED PERMITTED.

229.2.1 17 Brunwin Road. Application Refused.

Clerk explained that application had not been refused following objections from residents as was reported at February meeting. After discussion it was agreed Clerk to respond to applicant informing him the Parish Council had raised no objection to the plans and were surprised BDC has refused the application.

229.3 District Councillor Report – Cllr Meadows

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

00/230 ROADS AND PUBLIC SAFETY

230.1 Street Light Failures

Lamp No.20 Shalford Road and Lamp No.1 Station Road. Clerk to report.

230.2 Footpath No.16 - Update

Verbal report from ECC – At recent site visit it was noted the dogs have been removed and the hedge, which was obstructing the western end (by new development), has been cleared by landowner. Footpath now clear.
Noted.

230.3 A120 Stansted-B/tree – Post Construction Traffic Management Measures

Maps received. Meeting to be arranged.

It was agreed to adjourn this item to be included in the separate meeting to be held to discuss the new A120 (item 229.1 Hazelmere planning application).

230.4 Road Reports – Road Stewards

Report received from Cllr Smith, awaiting reports from other road stewards.

Cllr Jiggins reported the sensing cables for traffic lights in Gore Road have become uncovered and are being worn by traffic flow. Clerk to report.

230.5 Road Improvements

To discuss the possibility of further road improvements this coming year as County Highways have increased funding.

Cllr Jiggins reported Highways have another £5m to spend on roads in the next financial year and did the Council wish to put forward roads in Rayne for improvement.

It was agreed to carry this item forward to April's meeting.

230.6 Capel Close Footway

Cllr Jiggins reported the grass needed cutting back. Cllr MacNee stated the lawn had spread onto the concrete path, and the width of pathway needed to be re-established. Clerk to inform BDC.

230.7 New Road Footpath and the Locally Determined Programme

Cllr Jiggins requested help from both District and County Councillors in order to ensure the footpath is constructed in the next financial year.

Cllr Meadows reported he had spoken to Tony Shire and was sure the footpath would go ahead.

It was agreed Clerk to write to Doug Rice asking for his support and also to Bob Button (with a copy to Tony Shire).

230.8 Traffic Posts in Warner Close

Cllr Mrs Shepherd reported the posts were replaced but have been removed again. Clerk to inform Highways.

00/231 RAYNE'S ENVIRONMENT

231.1 Work within the Grounds

Cllr Jiggins reported the Groundsman has planted nearly 200 shrubs on the playing field to shield the skateboard ramp. Has also planted trees in New Road and lime trees in Capel Road. All have been provided free of charge by BDC. Clerk to write to Ranger re. planting of hedge to shield new section of fencing.

Cllr Mrs Kukiewicz requested the Groundsman clean the road signs in the village

231.2 Bus Shelter, The Street

Cllr Jiggins reported he has the details of the bricks and tiles to use for Councillors to peruse. He will now contact Tinsley to commence the work.

231.3 Grass Cutting – Cllrs Mrs Kukiewicz/Jiggins

Report on meeting held 12th February.

A letter had been received from Mr Partridge, BDC summarising the points discussed at the meeting.

Clerk to inform Mr Partridge that Braintree Green is not part of Rayne, as indicated in the plans sent with the letter. Also that Parish Council are not prepared to cut additional grass without some contribution to costs.

231.4 Purchase of Ride -on-Mower

Cllr Jiggins reported BDC have offered to use their contacts to get best price. Need to obtain 3 quotes – but only one supplier in this area. It was agreed to obtain quotes from Grasshopper, BDC and Consortium (via BDC). Cllr Jiggins to let Clerk have details of mower.

231.5 Proposed Council Tax Increase of 7%

Additional report handed out by Cllr Meadows and discussed. Cllr Mrs Kukiewicz asked what the increased constituted and Cllr Meadows replied this was for anticipated demand for services.

231.6 Parish Channel Sweeping – Dates for 2001/2002 (For Information)

Dates for Rayne are Fri 25th May, Wed 29th Aug, Tues 4 Dec and Tues 5th Mar.
Noted.

Cllr Giles asked who determines original areas to be swept. Following discussion it was agreed this item be put on next agenda.

231.7 Village Green – Drainage and Road Surface

Cllr MacNee reported he had had initial contact with the landowner and will be contacting them again.

231.8 Skateboard Ramp Update

Cllr MacNee reported still awaiting concreting of surface, having to wait for volunteers to commence work. Councillors discussed getting this done by a contractor and Cllr MacNee replied he had received an unofficial quote of £1900. It was agreed to put this item on the next agenda with the view to discuss moving the project forward.

231.9 Millennium Seat Update

Cllr Meadows reported seat ends would not be done now that the Foundry has closed. He had spoken to the Receivers at the Foundry and retrieved the money for the wood; this was handed to the Clerk.

231.10 Proposed Extension to the Burial Area – Cllr Jiggins

Report on the meeting held with Philip Meader and the Archdeacon at Rayne Churchyard to discuss the burial area and a possible ashes remembrance site.

Ashes Burial – At present urns are buried round the boundary of the churchyard and marked by the planting of a rose tree. The meeting looked at the building of a wall for memorial plaques, the urns to be buried within the wall enclosure. Cllr Jiggins will contact ECC about running a course to build the wall and if a course is run will get a design and costings for materials for the council to consider. Suggested Parish Council buy all the materials to be in control of the project.

Extension to Burial Area– The existing churchyard has possibly 6 or 8 sites for burial remaining. The meeting looked at extending the churchyard. The Parish Council will then have to decide if they wish to proceed with this.

Cllr Mrs Shepherd stated this has to be a priority.

Cllr Jiggins reported the Parish Council need to decide how many years to plan for (50 or 100). The Archdeacon suggested PC retain complete control of any new burial area.

He also stated that if the PC required access they would give the PC legal right of way through the churchyard. The PC would receive an income from any new burial area but it could be an administrative burden. Cllr Jiggins to make a full report at next meeting.

231.11 Planting of the Trees supplied by BDC

This was covered under Item 231.1.

231.12 Crime & Disorder – Anti Social Behaviour

Seminar to be held on 20th March.

Cllr's Jiggins and Meadows to attend. Cllr Meadows has also been invited to a "Police Stops" conference on 12th March and will report back at next meeting.

231.13 Best Kept Village Competition 2001

Entry form received, deadline 6th April.

Cllr Jiggins will pass on last year's details to Clerk for entry into this year's competition.

00/232 HEALTH ISSUES

Report by Cllr MacNee on recent meetings attended.

Nothing to report.

232.1 Public Meeting with Jane Griffiths

Report published in the Braintree & Witham Times.

00/233 FINANCE

233.1	£133.12	BDC – Skip Hire
233.2	£287.99	District Audit – 1999/2000 Audit Fee
233.3	£692.50	Mel Whiteside – Clerk Salary/Expenses (Jan/Feb Mar)
233.4	£12.70	Mel Whiteside – Postage (Nov/Dec/Jan)
233.5	£20.33	Eastern Contracting – Lighting Maintenance
233.10	£1226.70	KW Glass – Window Replacement at Village Hall

Cllr Lees Proposed the payment of the above, to include the invoice for KW Glass (Item 233.10). This was Seconded by Cllr Jiggins and agreed by all present.

233.6 £96.89 Martin Claridge– Village Hall Entrance Gates

233.7 £110.78 Martin Claridge– Village Hall Playground Gate

Discussion took place on whether these invoices were the responsibility of the Parish Council. The Clerk could find no record in the minutes (looking back to April 1999) that the PC had ordered the work or agreed to the payment.

It was therefore agreed not to pay and to pass the invoices onto the Village Hall.

233.8 EALC Membership

Councillors to discuss whether to renew membership.

Membership discussed. Clerk reported she had found the Association helpful during the last year. Cllr Jiggins stated he was reluctant to leave the EALC this year as the Clerk was still in her first year. He therefore proposed to continue the membership for 2001/2002, this was Seconded by Cllr Meadows.

Voted 5 in favour, 2 against, with 1 abstention.

233.9 Accounting Group Training

Clerks Course - Tuesday 20 March at a cost of £30.

Proposed Cllr Jiggins, Seconded Cllr Smith, all in favour.

00/234 DATE OF NEXT MEETING

The next meeting of the Council will be on Friday, 6th April 2001.

Items for Agenda to the Clerk by Wednesday 28th March 2001.

00/235 OTHER MATTERS FOR DISCUSSION ONLY

Cllr Mrs Shepherd gave advance apologies for the April meeting.

235.1 Foot and Mouth Disease

Clerk to put signs on noticeboards informing the public of the closure of all rural footpaths and bridleways.

00/236 CLOSURE

The meeting closed at 10:50 P.M.

Signed

Date