

RAYNE PARISH COUNCIL

MINUTES OF THE MEETING HELD ON MONDAY, 4th APRIL 2005

PRESENT: Councillor Michael Bamford
Joanne Fish
Harold Giles
Roger Jiggins
Kate Kukiewicz (left during Item 04.1)
Ian MacNee
Martyn Phillips
Pat Roberts
John Wootton

Also in Attendance: Mrs Melanie Whiteside (Clerk)
County Cllr Roger Walters
District Cllr Michael Banthorpe
Mr Ian Perry – Area Manager, Housing - BDC
Approx. 20 members of the public.

PUBLIC FORUM

Adjournment to allow members of the public to raise issues of mutual interest or to question Councillors.

Planning Application – 55/57 Shalford Road

Residents attended to express their concerns over the proposed development to turn the above properties into one 9-bed dwelling.

The following issues were raised:

- Ø Properties have been empty for 8/9 months – priority should have been given to Rayne families.
- Ø Vehicles, lack of parking space and affect on the road - which already has speeding problems.
- Ø Affect of additional children joining the school, some of which have specific special needs.
- Ø Houses are surrounded by small family units or pensioners.
- Ø Does this development give value for money to the tax-payer and what is the justification for the cost.
- Ø Local residents will be effected in the short-term but the whole village will be affected long-term.

Mr Perry, gave the following responses:

- Ø Council have an obligation to re-house the family in question, and the properties were left vacant for this particular project.
- Ø The plans include a parking bay to the front of the property.
- Ø The children have already been accepted into the local primary school.
- Ø The Council have looked into other options, but the development at Rayne is the preferred choice.

Cllr Martyn Phillips suggested residents make individual letters of representation to the Planning Department regarding the application, with a separate letter to the Head of Housing and Chief Executive.

Parish Plan – Update

Mr Bulkeley reported on the progress on the Plan – The Questionnaire will be delivered to all households next month.

05/01

APOLOGIES FOR ABSENCE

Apologies received from Cllr Jessica Dawson, Cllr Diane Shepherd and PC Keaney.

05/02

CONSIDERATION OF THE MINUTES OF THE MEETING HELD ON MONDAY 7th MARCH 2005

It was Proposed Cllr Ian MacNee, Seconded Cllr John Wootton and unanimously Resolved to accept the minutes as a true record.

05/03

DECLARATION OF INTERESTS

Cllr Kate Kukiewicz declared a Personal & Prejudicial interest in Item 04.1 (05/00568/FUL) as the property owner.

Cllr John Wootton declared a Personal & Prejudicial interest in Item 04.1 (05/00384/FUL) as the property owner.

Cllr Kate Kukiewicz and Cllr John Wootton left the meeting during these discussions.

Cllr John Wootton declared a Personal interest in Item 04.1 (05/00486/AGR) as he knew the applicant.

Cllr Harold Giles declared a Personal interest in Item 04.1 (05/00384/FUL and 05/00486/AGR) as he knew the applicants.

Cllr Roger Jiggins declared a Personal interest in Item 04.1 (05/00384/FUL, 05/00568/FUL and 05/00486/AGR) as he knew the applicants.

Cllr Michael Bamford declared a Personal interest in Item 06.1 (Village Hall) as a member of PARK.

05/04

BDC MATTERS

04.1 Planning Applications

05/00464/FUL – 55-57 Shalford Road - Proposed two storey rear extension to 55 and two storey side and rear extension to 57.

It was Proposed Cllr Roger Jiggins, Seconded Cllr Pat Roberts and unanimously agreed to Object to this application on the following grounds:

- Ø Over intensification of property (historically 2m allowed, this application is for 3m where previous applications have been refused).
- Ø Parking Issues – There are already parking problems in Shalford Road.
- Ø Development not suitable for area – will have a large impact on the road and an environmental impact on neighbours.
- Ø No provision to turn this back into two separate dwellings – does this set a precedent for further double housed projects in the future.

It was also agreed to write to the Housing Director expressing the concerns of the neighbours – which BDC should consider before any family are re-housed; together with the lack of consideration to the cost of the project.

05/00384/FUL – Broadfield Farm, Dunmow Road – Retrospective application for change of use from agricultural to stables and to remove planning condition restricting use of stables to a personal use.

It was Proposed Cllr Ian MacNee, Seconded Cllr Pat Roberts and agreed to Support this application (Cllr Roger Jiggins abstained).

05/00486/AGR – Old Hall, Shalford Road – Erection of grainstore.

It was Proposed Cllr Pat Roberts, Seconded Cllr Michael Bamford and agreed to Support this application (Cllr Roger Jiggins, Cllr John Wootton abstained).

05/00568/FUL – 22 The Maltings – Proposed two storey rear extension and demolition of conservatory.

It was Proposed Cllr Pat Roberts, Seconded Cllr Harold Giles and agreed to Support this application (Cllr Roger Jiggins abstained).

05/00544/ELD – 25 Medley Road – Application for a Certificate of Lawfulness for an existing use – Extension to front porch and conservatory/utility room to rear.

It was Proposed Cllr Roger Jiggins, Seconded Cllr John Wootton and unanimously agreed to Support this application.

04.2 Planning Results

The following application has been GRANTED:

04/02024/COU – Woodstock, Pods Lane – Change of use of redundant agricultural building to plant display area.

05/00044/FUL & 05/00045/LBC – Nether House, 7 The Street – Erection of single storey timber framed glazed conservatory.

05/05 ROADS AND PUBLIC SAFETY

05.1 Street Lighting

No lights reported as needing repair.

05.2 Policing Issues

Written report received from PC Keaney – 14 calls received in March.

Members reported the accident on the Village Green which resulted in the bollard and fencing to the pump being damaged. Clerk to request driver details from the Police in order to make an insurance claim. Quotes will be obtained for the repairs.

05.3 Variable Message Sign – New Road

Response received from ECC stating the VMS does not record speeds, therefore no data is available.

05.4 Foundry Site – Section 106 Agreement

Response received from ECC – negotiations are still ongoing regarding utilising the S106 money for the Shalford Road footpath.

05.5 Speeding in Dunmow Road

Following response from ECC that the implementation of a 50mph limit along Dunmow Road would not be advantageous, members agreed to respond requesting ECC deregulate to a 50mph limit due to the speeds recorded on the recent survey.

05.6 Weight Restrictions – Various Roads

Notification of Public Notice for various roads, including Gore Road and Shalford Road.

05/06 RAYNE'S ENVIRONMENT

06.1 Village Hall

Drainage – Cllr Michael Bamford reported PARK has received a quote of £3,750 to lay the pipe-work unconnected. It was agreed further details, together with a quotation for full connection is required before this matter can be progressed.

06.2 Bakers Lane Footpath

Following reports that the current gateway does not allow access for wheelchair users, Clerk to request ECC investigate and take action.

06.3 Condition of Garden – Leyside

Response received from BDC indicating the resident has been agreed to undertake work to improve his property within 3 months. Clerk to copy the letter to Mr West.

05/07 FINANCE

- 07.1 £20.33 McAlpine – Lighting Maintenance (Mar)
- 07.2 £77.49 British Telecom – Charges & Line Rental
- 07.3 £80.00 All Saints – OSR Hire
- 07.4 £515.83 JLA Computer Services – Village Computer
- 07.5 £55.00 Impact – Council Accounts Annual Support
- 07.6 £223.25 BDC – Hire of Refuse Vehicle (Nov)
- 07.7 £223.25 BDC – Hire of Refuse Vehicle (Mar)

It was Proposed Cllr John Wootton, Seconded Cllr Ian MacNee and unanimously Resolved to make the above payments.

07.8 ECC Grant to Parish Councils

Confirmation that ECC grant of £1000 will be issued to Parish Councils within the next month.
Next Agenda - To discuss/agree expenditure.

07.9 Rayne Village Hall – Hire of Community Information Point

Notification of increase of charges from October 2005 - Noted.

05/08 MEETINGS / SEMINARS / CONSULTATIONS

08.1 Circulation Folder

Cllr Martyn Phillips informed members of interesting/relevant items.

08.2 Health Issues

Information from recent meetings put into Circulation Folder.

08.3 Annual Parish Assembly

Draft Annual Report tabled – members to forward comments to Cllr Martyn Phillips for final issue.

Recognition Certificates – It was agreed to present a certificate to a member of the village for the contribution to village life. Cllr Roger Jiggins, Cllr Ian MacNee and Cllr Martyn Phillips agreed to undertake this task.

08.4 The Rural Communities Development Fund

Information Evening on 17th May 2005 – Cllr Michael Bamford, Cllr Ian MacNee and Cllr Martyn Phillips to attend.

08.5 Essex Minerals & Waste Development Framework

Members agreed there were no comments to make on this consultation.

08.6 EALC Courses

Ø The New Local Government Conditions of Service/Salary Scale Briefing – 27th April, 7-9pm, Springfield - £10.00/Council.

Ø Stress Management Course – 24th May, 9:30-4:30 - £60/delegate.

No member expressed an interest in attending these courses.

05/09 DATE OF NEXT MEETING

The next meeting will be held on **Monday, 9th May 2005.**

05/10 CLOSURE

The meeting closed at 9:15 p.m.