

***Minutes of The Great Bentley Parish Council Meeting Thursday 7th
December 2006 in Great Bentley Village Hall at 7.30pm***

Present Cllr William Herbert (Vice-Chairman) Acting Chairman
Cllr Edward Fox, Cllr George Wright, Cllr David Gibbon, Cllr Ian Morton, Cllr Robert Taylor, Cllr Peter De-Vaux Balbirnie

In Attendance

Miss Janet D Bloomfield (Clerk to the Council), Eight members of the public,
The press.

06.100 Apologies for absence

Cllr Jonathan Hills (Chairman), Cllr Roger Adams,

06.101 Minutes

The Minutes of the meeting held on 2nd November 2006, were approved and signed as a correct record. Proposed by Cllr E Fox and seconded by Cllr G Wright.

06.102 Declaration of Interest

Cllr W Herbert asked if Cllrs would now declare if they have an interest.

Cllr E Fox declared an interest in Affordable Housing.

06.103 Correspondence

- Letter from Essex County Council Regarding Review of mobile Library services in Essex.
- Letter from Tendring District Council regarding Litter Seminar.
- Invitation for the Chairman and the Clerk. Civic Christmas Reception by Councillor Robert Taylor..
- Letter from Mr Dennis Curry regarding Disabled Parking Spaces in Great Bentley Village.
- Letter from Jan Turner Great Bentley Conservation Group regarding Shredding of Christmas Tree.

06.104 Information and Reports

No reports

06.105 Essex County and Tendring District ReportEssex County Council Report

Cllr D Robinson read out his Report. Council noted report.

Tendring District Council Report

Cllr R Taylor read out his Report. Council noted report.

06.106 Update

a) Resource Centre

Cllr D Gibbon asked Council if Bernard Jenkins MP could hold a Surgery in the Parish Council Office on 13th January 2006. Council agreed.

Cllr W Herbert asked Council if the Parish Council Office could have a security light put out side the door. Council agreed.

b) Highways

Cllr D Gibbon reported that a hedge in Plough Road was very large and over hanging the path. Clerk to report to Essex Highways.

c) Policing and Police Community Support Officer (PCSO)

Sarah Filer (PCSO) read out her report. Council noted report

d) Wednesday Night Bikers

The Chairman's report was read out.

Cllr I Morton was coming back to us with regard to insurance. Once we have this, we need to draft questions for our proposed questionnaire. I would suggest that each Councillor is responsible for providing four questions by the next meeting. These can then be discussed and combined into a series of final questions to be incorporated within the questionnaire to be sent out to the residents.

e) War Memorial

Cllr W Herbert reported that Mrs L McWilliams will be filling in the Grant for the War Memorial.

f) Village Map

The Clerk reported that the Invoice for the Village Map had now been received. Council are waiting for the friends of the green to give the Parish Council a grant towards the cost of the Village Map.

g) Affordable Housing

Cllr E Fox left the meeting

The Chairman's report on Affordable Housing was read out.

I have seen requirements for affordable housing from Registered Social Landlords (RSL's) before in order to try and obtain the allow ability of tenants and in some instances removing totally the nomination rights of either Local Authorities or Parish Councils. My personal opinion is that I don't particularly have a problem with this insofar as if there are simply no tenants within the Great Bentley parish then the houses need to be filled. However, this problem should not arise as the Housing Needs Survey has indicated that there are plenty of tenants available. The difficulty arises when the

power of nominations is taken away from the Local Authority or the Parish Council. Therefore, I would propose the following.

As there are not that many houses, I would suggest that, within the conditions of the Section 106, we keep them along the lines of what Robert has already suggested. However, an additional clause be proposed to the Section 106 that says something along the lines of

“If conditions (a), (b) or (c) are unable to be adhered to, then in conjunction with the Parish Council other applicants could be considered”.

Cllr R Taylor read out his report on Affordable Housing. Council noted report.

The Parish Council have agreed to become a partner in the Planning Application with the Rural Housing Trust.

Cllr E Fox returned to the meeting

06.107 Finances

a) Items of Expenditure for Approval

The schedule of expenditure for December 2006 was submitted to Council, Schedule attached. Proposed to be approved by Cllr G Wright and seconded by Cllr E Fox.

b) Budget

Cllr R Taylor reported on the Budget. He asked the Council if they could hold another Finance Meeting before January. Council agreed. Cllr R Taylor to set a date and email to all Councillors.

Cllr D Gibbon asked for this to be noted in the minute that the Parish Council will not let the War Memorial deteriorate.

06.108 Clerks Report

Clerk Janet Bloomfield reported that the TDC Forward Plan 62 1st December 2006 - March 2006 was now in the office. If Cllrs would like to look at the Forward Plan this would be kept in the Community Resource Centre.

06.109 Committee Reports

a) Allotments

No report

b) Play Area

Cllr W Herbert reported that Andrew Bruce (the play ground maintenance contractor used by the council) has been contacted by The Clerk and is to send quotes to replace the springy animals and to increase the amount of safety surface in front of the basketball net.

c) Village Green Management Committee

Tractor and Mower Maintenance.

Cllr W Herbert reported that the Ferguson needs some paintwork and mechanical attention. He said a verbal quote of approximately £500 has been received and accepted at the October Parrish Council meeting. Cllr G Wright assured us that if any other work, taking the cost over that amount, becomes necessary the Parish Council will be asked to sanction it before the work is carried out. Cllr W Herbert said the maintenance of the Ferguson will leave a shortfall in the budget for the annual service of the Ford tractor and the mowers.

This will therefore have to be minimal this year or the money taken from elsewhere.

Vandalism

Cllr W Herbert reported that the Conservation Group has reported that another large piece of turf and heather has been dug up from the Heather Patch.

He said complaints have been made about the mess left behind by British Gas after they connected to a house in The Path. (Without asking our permission)

Cllr W Herbert said it was reported that cars are parking beside The Chapel in the evenings and leaving a mess. This includes litter and cars being spun round on the wet grass.

Christmas Lights.

Cllr W Herbert reported the contractors responsible for erecting the lights are asking that we allow an extra sum in next years budget to replace all of the bulbs.

d) Planning

Four planning applications were examined- comments on each are shown

Application No. 06/01559/FUL

Two pairs of 3 bed semi detached houses

The Corner Cottage, The Green, Great Bentley

Recommendation: Cllr George Wright abstained. Refusal by all other members for the following reasons,

1. The dwellings have been positioned outside the village envelope on agricultural land.

2. The dwellings represent a significant risk to vehicles exiting Moors Close as they severely cut down the visibility splay to the left and therefore increase by significant effect the risk of an accident to the other residents of Moors Close.
3. The dwellings immediately butt the conservation area but the design and character bears no sympathy to this fact.
4. The reasons for refusal were essentially that the initial vernacular is poor and not in keeping with local architecture. There is minimal detailing and what would essentially represent the first dwellings that will be seen as you enter the village, these houses are not considered of sufficient architectural merit.

Application No. 06/01558/FUL

New Three Bedroom House

The Corner Cottage, The Green, Great Bentley Colchester Essex

Recommendation: Cllr George Wright abstained, Refusal by all other members, for the following reasons.

1. Although it is believed that this dwelling is within the village envelope, the dwelling is squeezed in between Ivy House and Corner Cottage.
2. The design is poor and unsympathetic to local vernacular.
3. The access arrangements are not only sub-standard but positively dangerous and would without doubt lead to severe accidents on this already dangerous corner.

Application No. 06/01608/FUL

Larkfield Road, Great Bentley Colchester Essex. Rear conservatory.

Council had no objections.

Application Number. 06/01951/TCA

1 No. Malus – fell. 1 No. Pussy Willow – reduce. 1 No. Oak tree – reduce branches overhanging lawn.

The Vicarage Moors Close Great Bentley Colchester Essex.

Council had no objections.

06.110 Other Reports

a) TDALC

No report

b) Foot Paths

No report

c) Transport

No report

d) Caretakers Report

The Caretaker's report was read out. Council noted report.

Chairman.....

Date.....