

Minutes of Great Bentley Parish Council Planning Committee Meeting
Thursday 5th August 2010 in the Village Hall

Planning Reference No.	Application Details	Address	PC Comments
10/00774/AGRIC	Proposed reservoir.	St Mary's Hall, St Mary's Road, Great Bentley	Insufficient information to enable Councillors to make a comment.
10/00759/TCA 10/00870/TCA	1 No. Cherry 1 No Prunus – Fell	Hamilton House, The Green, Great Bentley.	No comments.
10/00776/FUL	Variation of Condition 1 of Planning Permission 00/01479/FUL (extension of time of previously approved application 05/00837/FUL)	The Book Service, Colchester Road, Frating.	Condition 1 not attached to application rendering Cllrs unable to comment appropriately.
10/00742/FUL	Erection of detached garages to flats (approved under 04/00927/FUL). (Extension of time in previously approved application 05/00898/FUL).	Land adjacent The Moors, The Greens, Great Bentley.	No comments.
10/00738/FUL	Erection of detached garden store (Extension of time on previously approved application 05/00836/FUL)	The Moors, The Green, Great Bentley.	No Comments
10/00762/TCA	1 No. Eucaplyptus – rear garden – reduce to 3 meters.	The Anchorage, The Green, Great Bentley.	No comments
10/00747/FUL	Proposed single storey rear extension.	8 Rowan Close, Great Bentley.	Too big an extension for the plot, and overly inappropriate development of the plot.
10/00755/FUL ***App Withdrawn 12.7.2010***	Erection of detached garage & summer house to serve one of the apartments approved under 09/00864/FUL	Land adjacent The Moors, The Green, Great Bentley.	No comments
10/00758/FUL	Proposed covered area to rear of existing barn.	Carpenters Farm, St Mary's Road, Great Bentley.	No comments.

FOR INFORMATION ONLY – 10/00254/LBC &10/00253/FUL	Appeal against decision to refuse both applications.	Pond House, The Green, Great Bentley.	
10/000777/FUL	Proposed first floor rear extension to form bedroom.	6 Plough Road, Great Bentley.	Cllr Fox proposed the application be approved and Cllr Balbirnie seconded it. No objections.
10/00810/FUL	Rear single storey extension. Demolish side porch and rebuild utility/dining room extension. Refurbish and raise roof to existing playroom.	37 Woodgreen Estate, St Mary's Road, Great Bentley.	No observations on application but the poor quality of the drawings was noted.
10/00854/FUL	Proposed single storey extension to existing kitchen.	Brook Farm, Thorrington Road, Great Bentley	No comments.

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Present

Cllr Hills (Chair), Cllr Herbert (Vice-Chair), Cllr Gibbon, Cllr Wright, Cllr Morton, Cllr Warder, Cllr Balbirnie, Cllr Fox and Kate Mayhew (Clerk)

In Attendance

District Cllr Lynda McWilliams and 7 members of the public. Police Sergeant Wheddon, Essex Police.

Questions from the Public

Mary Maskell asked if Members were aware of an interest in Stobbs shop to turn it into a fish and chip shop. Cllr Hills has been approached by a couple of people expressing their interest in this and asked Members their opinions on this. There were no initial objections. Cllr Balbirnie mentioned the extraction fans in a conservation area and any new owners should be encouraged to be as environmentally friendly as possible. Members were supportive of the proposal to open up a fish and chip shop subject to the necessary planning applications and formalities being fulfilled.

Bob Starsmeare – why is there no water to outside WC in allotments? Cllr Herbert investigating.

Mary – thanks for fixing Millennium clock

- 1. Apologies for absence** – Cllr Taylor (holiday), Cllr Gibbon (not advised)
- 2. Minutes** – To confirm and sign Minutes of the Meeting held on 1st July 2010. All agreed. Cllr Wright signed the Minutes.

3. **Declarations of Interest** – Cllr Warder for the Football Club and Carnival Committee. Cllr Wright for Planning Application No 10/00854/FUL. Cllr Wright was not present during the discussions of this application.
4. **Presentation from Moira Groborz from the Rural Community Council of Essex - Housing Needs Survey for Great Bentley**

Moira gave a brief presentation on helping rural communities build sustainable housing for the future. Cllr Hills asked Moira to explain the role of the RCCE and the steps needed to take in carrying out a Housing Needs Survey. Costs to the Parish Council would be very minimal.

5. **PCSO Report –**

FROM 29/06/10 TO 28/07/10 REPORT OF INCIDENTS IN THE GREAT BENTLEY AREA

ALL THESE INCIDENTS HAVE BEEN REPORTED TO THE GREAT BENTLEY PARISH COUNCIL

RTC NON INJURY.....2 WEELEY RD
PLOUGH RD

RTC INJURY.....2 A133

SUSPICIOUS CIRCUMSTANCES... 2 PLOUGH RD Sus Males in vehicle
ST MARYS RD Sus vehicle

CRIMINAL DAMAGE.....ELM CLOSE wall knocked down

YOU CAN CONTACT ME ON 0300 333 4444 EXTENSION 487603/4 OR ON THE MOBILE 07798602268. ALSO YOU CAN EMAIL ME ON Rachael.oscroft@essex.pnn.police.uk

THANKS

PCSO RACHAEL OSCROFT 72834

6. **Clerks Report** – The Clerk read out her report (previously circulated)

Clerks Report - August 2010

1. Network Rail are close to finalising a draft lease for the proposed Car Park and can give the Parish Council Right of Way over the small piece of land that National Express own but NE still wish to charge for increased maintenance costs. This is possibly negotiable but if not needs to be considered when costing the alterations to make is useable as a car park. It is hoped the lease will be sent imminently.
2. Highways have advised they don't usually detail items of work included in their Rolling Programme of Works but it mainly concentrates on signage and way markers and they will be completed within the financial year.
3. PC Heard has obtained some clear and concise information on the use of people flying over the Green and landing/taking off which can be made available to the public if they wish. Members may wish to consider making a new Bye-Law to this effect?

4. *I have had confirmation from both the Scout and Girl Guide Groups in the village they would be more than willing to assist with delivering the Housing Needs Survey when the time comes in return for a donation.*
5. *A letter was sent to ECC regarding the Heckford Road/A133 Junction following the fatal accident that occurred. No response has been received to date.*
6. *Cllr Herbert and I made an inspection of the Allotments following a report of sub-letting but no evidence was found. The Site looks well used as always.*

Thank you.

Kate Mayhew

Clerk to Great Bentley Parish Council

7. Correspondence Report – Items of correspondence received for the Councils attention.

**Correspondence Report
August Parish Council Meeting 2010**

- 1) *GBFC – Burger Van outside clubhouse on Match days selling food. Does the PC have any objections? Cllr Hills felt it was a difficult matter to allow food vans on the Green. Cllr Wright felt we could not penalise the Football Club. Cllr Hills asked for Members to show their opinion with a show of hands. There were objections from Cllr Herbert, Cllr Hills and Cllr Fox. Cllr Wright and Cllr Balbirnie had no objection. **Clerk to advise the FC of the outcome.***
- 2) *Complaint received about noise from live music. (Clerk has contacted TDC's Env Hlth; waiting for a response)*
- 3) *Mr Sturgeon, Clovelly, Weeley Road – Request to hold Veterans Day function on weekend of August 31st. **Clerk to advise in the usual way.***
- 4) *ECC – Response to letter regarding fatality on Heckford Road/A133. No alterations to the layout of the road can be made.*
- 5) *TDC - Licensing Act 2003, Review of Statement of Licensing Policy (draft policy attached).*
- 6) *Great Bentley Carnival and Fete Committee – Thanks to PC for supplying WC's.*
- 7) *ECC – Essex Speed Management Strategy 2010 – copy attached.*
- 8) *ECC – Application for construction of agricultural reservoir involving the extraction of minerals and the removal of surplus soils at Lufkins Farm, Thorrington Road, Great Bentley – Section 106 Agreement has been completed. Copy attached.*
- 9) *ECC – Consultation Exercise: Essex Development Management Policies 19th 30th August. Copy attached.*
- 10) *Sycamores, The Green, Great Bentley – reinstatement of bollard at said property and traffic issues. Cllr Herbert can advise.*
- 11) *EALC – Response from NALC regarding Biker Nights and Vendors. Copy attached.*

12) RCCE – Information packs for Housing Needs Survey

13) Circus – Would like to open on 7th – 10th October. Would like to set up from 3rd October. Are there any objections to these dates? No objections, **Clerk to advise.**

8. Information and Reports - Requests from members for additional matters off report or information only to be brought to the attention of the council

Small aircraft at Biker Nights

*Carnival Report from Essex Police – Cllr Herbert advised that Cllr Gibbon has a security firm who may be willing to offer assistance for Carnival next year – **Clerk to place on Agenda with Police Report.***

9. County and District Councillors Reports

i) County Councillor –

ii) District Councillor – Cllr McWilliams read out her report. Advised there will be security for the Village Show in place.

10. PCSO – Cllr Hills explained that we no longer have a PCSO. Sgt Wheddon explained the current situation. There is no recruitment process within Essex Police at the moment so any replacement PCSO would have to come from another area. Sergeant Wheddon advised there may be a replacement but he could not confirm this or when they would start. The Clerk advised she had spoken to Inspector Morton and he had agreed to providing a replacement if Members wanted this. The other options were to end the contract with them for a PCSO and claw back any fees already paid.

Cllr Wright felt that with PCSO Boyden we had someone interested in the community and our current PCSO didn't appear to be as community minded. Cllr Hills felt the PCSO Scheme was not as tenable as it claimed to be.

Cllr Herbert asked that if we cancelled the PCSO Contract would we see a police officer within the village. Sgt Wheddon advised that the Neighbourhood Specialist Officer would still be in the village regularly but only on the main routes.

Cllr Morton saw no point in continuing with the service.

Cllr Wright felt that it should be made clear to the public that the decision is not being made lightly but the service that is paid for by the village is not being provided by Essex Police and in light of Sgt Wheddon's comments that it was unlikely we would get the same services as it was 2 years ago.

*Cllr Hills proposed to end the contract with Essex Police, all Members agreed unanimously. Cllr Hills suggested looking into the cost of private security. Cllr Fox suggested waiting for a short time. Cllr Wright proposed putting the matter of private security on the next Agenda. Agreed. **Clerk to investigate costs from local firms Oakpark, Tower and Hanley.***

11. Finance –

a) Expenditure for the month was approved by Council. **There were no objections.**

b) To confirm receipt of Internal audit Report and record any comments. **No comments.**

Expenditure for Approval			2010	Council			
05/08/2010	100889	K MAYHEW	A010	CLERKS SALARY	£ 582.34		£ 582.34
05/08/2010	100889	K MAYHEW	A050	POSTAGE	£ 9.84		£ 9.84
05/08/2010	100889	K MAYHEW	A022	CLERKS LINE RENTAL	£60.00		£ 60.00
05/08/2010	100890	H TWEED	G020	STRIMMING	£ 40.00		£ 40.00
05/08/2010	100891	SLCC-CILCA MANAGEMENT	A017	TRAINING	£ 150.00		£ 150.00
05/08/2010	100892	HEELIS & LODGE	A026	AUDIT CHARGE - INTERNAL	£ 195.00		£ 195.00
05/08/2010	DD	E-ON	L010	ENERGY CHARGE	£ 250.49	£43.84	£ 294.33
05/08/2010	DD	TALK TALK GREAT BENTLEY	A035	BROADBAND CHARGES	£ 19.99	£ 3.50	£ 19.99
05/08/2010	100893	VILLAGE HALL GREAT BENTLEY	A065	RESOURCE CENTRE RENT	£ 171.27		£ 171.27
05/08/2010	100894	VILLAGE HALL	A060	ROOM HIRE	£ 19.80		£ 19.80
05/08/2010	100895	D TYLER	A013	CARETAKER	£ 64.05		£ 64.05
05/08/2010	100896	M DORLING	M010	GENERAL MAINTENANCE	£ 79.00		£ 79.00
05/08/2010	100897	M DORLING	G020	STRIMMING GRASS CUTTING VILLAGE	£ 176.00		£ 176.00
05/08/2010	100898	M DORLING	G010	GREEN MILLENNIUM CLOCK	£ 235.62		£ 235.62
05/08/2010	100899	SMITH OF DERBY	C060	SERVIC/REPAIR	£ 173.00	£30.28	£ 203.28
Total					£2,226.40	£77.62	£2,304.02

12. Highways – Heckfords Road – to discuss reinstating white lines. Cllr Hills advised Members of his communications with ECC Highways about not reinstating the lines so as to slow traffic down.

13. Website – Nothing to report.

14. Affordable Housing and Housing Needs Survey – Cllr Hills mentioned that the fact Moira Groborz only goes to 5 RSL's is because the RCCE will get a proportion of the costs.

15. Village Green Sub-Committee Report –

Green Report 0810

Tues. 28th July 2010 at The Community Resource Centre.

Those present Cllrs. D. Gibbon and B. Herbert and Contractor M. Dorling

Cllr. Gibbon has a proposal to put to The P.C. regarding Carnival security next year.

The Green.

The Fergie has needed urgent repairs to mower and seat. MD has had these repaired.

It has been necessary to let some water run into the pond to avoid drying out.

The Jnr football pitch has not recovered from the last season and has large bare patches. We recommend that it be re-seeded and Cllr. Gibbon has offered to harrow it.

Other

*Verges growing high again. Should we ask for another cut? **Agreed, Cllr Wright to contact Livertons.** The sides of Tye Bridge have been trimmed but not back to the road edge, should we ask for another cut? Network Rail.*

*The pedestrian alley-ways on Larkfield Estate are overgrown with weeds. Are we responsible or is Highways? **Clerk to contact Highways.***

*Parking on grass area at Larkfield, complaints received. Who is responsible? **Clerk to contact Highways***

Chains to swing tangled again. MD dealt with. Cllr Herbert thinks it requires Bruce Landscapes to attend. **Clerk to arrange.**

Allotments

Allotment toilet, the water supply is not working. Investigations continue.

Allotment area. The area designated for future allotments is believed to be on that part of St. Mary's Farm which is being sold. We need to know that the new owners are aware of this. Cllr Fox confirmed this.

Highways

The signposts at Fir Tree Corner and the centre of Green need attention.

Will weed spraying take place this year and will Aingers Green be included? **Clerk to confirm with Highways.**

End 8.25pm

Bill

Since: complaint of FC leaving dangerous rubbish on the green. Asked Sec to get it cleared. Mon 7.30pm.

16. Other Reports

- a) **Tendring District Association of Local Councils** – There was no report.
- b) **Transport Report** – There was no report.
- c) **Footpaths** –

Footpath Report for Great Bentley Parish Council July 2010

The numbering of paths in the parish of Great Bentley is as stated on the "Definitive Map of Public Rights of Way for the County of Essex" dated 1 July 2002, scale 1:10,000. For descriptions of paths please see previous reports.

Notes on paths as at 28/07/10

- 1.
- 2.
- 3.
- 4.
- 5. Strimming completed on section adjacent to railway by Network Rail.
- 7.
- 8. Brambles cleared on access to path from green end.
- 10.
- 11.
- 12. Brambles cleared on access to path from Birch estate end.
- 13. Section mown by landowner
- 17.
- 19.

I have been approached by members of the public to apply to the Essex County Council (ECC) for an "Application for Modification Order" with reference to the track that leads from St. Mary's Farm to Plough Road. The application is for the adding of a footpath on this track. The application forms have been requested and will be submitted to the ECC and landowner on completion.

D.E.Gollifer
(Footpath Representative) 28/07/10

d) Caretaker –

Village Caretakers Report for July 2010

Very little known or seen fly tipping has taken place this month which is a good thing. Rubbish at usual spot in Plough road was about all that I have had to contend with, other than non clothing bank items at the Clothing bank on one occasion again.

Small amount of litter on the green after the occasional event at the cricket club and thrown down bottle and food also noted there.

Play area has been fine, although not caused by vandalism, a securing bolt on one of the swings had become dangerously loose and Mick Dorling fixed this right away having not been able to speak to Bill Herbert at the time.

Nice to see Heckford Road re gritted, BUT did the loose gravel have to be left down for so long before being swept up.

Interesting to see less bikers on last two Wednesdays, on one week even the burger van was missing.

Nothing else to report.

David Tyler.

e) NAP Report – There was no report.

Meeting closed at 9.00pm.

Questions from the Members of the Public

Mick Dorling – Green Corner, imperative white lines are reinstated.

The next Meeting will be held on Thursday 2nd September 2010