

## Minutes of Great Bentley Parish Council Planning Committee Meeting 7.10pm, Thursday 3<sup>rd</sup> November 2011 in the Village Hall

### **Present**

Cllr Hills (Chair), Cllr Herbert (Vice-Chair), Cllr Warder, Cllr Balbirnie, Cllr Plummer, Cllr Taylor, Cllr Edwards and Kate Mayhew (Clerk)

**In Attendance** – Approximately 60 electors.

**43. Apologies for absence** – Cllr Balbirnie

### **44. Declarations of Interest**

Members were reminded that they were required to declare any personal or prejudicial interests they knew they might have in items of business on the meetings agenda. They were reminded that they would need to repeat their declaration at the appropriate point in the meeting and to leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

**45. Public Question Time** – None

### **46. Minutes**

RESOLVED: That the decisions recorded at the last Meeting on 6<sup>th</sup> October 2011 be approved and signed as a correct record. Proposed by Cllr Taylor and Seconded by Cllr Herbert.

### **47. Planning Applications**

<b>Planning Reference No.</b>	<b>Application Details</b>	<b>Address</b>
11/01218/TPO	1 No. Pine – severe lopping to control excessive shading and height.	The Old Mill House, The Green, Great Bentley.  NO COMMENTS
11/01250/TPO	1 No. Acacia – reduce by 15%. 1 No. Horse Chestnut – remove epicormic growth, reduce by 15%. 2 No. Sycamore – prune to give clearance to cables & lift to 6m above ground level.	The Old Rectory, The Green, Great Bentley.  NO OBJECTIONS
11/01252/FUL	1 No. Yew – reduce height to match adj Yew. 1 No. Eucalyptus – fell. 1 No. Cherry – reduce by 0.85m. 1 No. Sycamore – crown reduce by 15%. 1 No. Laurel – reduce & reshape by 25%. 1 No. Acacia – lift lower branches to 3-3.5m above ground level. 1 No. Magnolia – reduce by 15% to contain.	The Old Rectory, The Green, Great Bentley.  NO OBJECTIONS
11/01201/FUL	Proposed extension to existing outbuilding to form garage & wc.	The Poplar, The Green, Great Bentley.  NO OBJECTIONS
11/01232/FUL	Timber balcony to static holiday home.	14 Birch Drive, Bentley Country Park, GB.  NO OBJECTIONS
11/01208/FUL	New cart lodge for parking two cars, single storey side	20 Cherrywoods, Great Bentley.

	and rear extensions, garage conversion & front porch.	No specific comments regards design of cart lodge which is appropriate, concerned about narrow access from the path into the rear of the garden as it appears extremely tight and we ask that highways look at the application and give the PC a response as to whether or not they deem it appropriate or not.
11/01233/FUL	Timber balcony to static holiday home.	17 Lakeview, Bentley Country Park, GB. NO OBJECTIONS

All members were in agreement with the comments made on the above applications.

**48 Correspondence** – TDC – Application by GBPC being considered ref Willows nr Mill Flats

**49. Planning matters for report** (for information only) - No matters were raised.

**50. Forthcoming meetings**

The next Meeting is scheduled for 1<sup>st</sup> December 2011.

Business having been concluded, the Chairman closed the meeting at 7.21pm

Signed: ..... Chairman

Date: .....

**Minutes of Great Bentley Parish Council Meeting**  
**7.30pm, Thursday 3<sup>rd</sup> November 2011 in the Village Hall**

**Present**

Cllr Warder, (Chair), Cllr Herbert (Vice-Chair), Cllr Hills, Cllr Wright, Cllr Balbirnie, Cllr Plummer, Cllr Edwards, Cllr Taylor, Cllr McWilliams and Kate Mayhew (Clerk)

**In Attendance** – Approximately 60 electors and PCSO's Barnes & Oscroft, M Dorling, Contractor and Gary Guiver from Tendring District Council.

PUBLIC QUESTION TIME WILL BE FOR A MAXIMUM OF 10 MINUTES AND LIMITED TO 3 MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRMAN

None

**193. Apologies for absence** – Cllr Balbirnie

**194. Minutes** – RESOLVED: That the decisions recorded at the Meeting on 6<sup>th</sup> October 2011 be approved and signed as a correct record. Proposed by Cllr McWilliams, Seconded by Cllr Herbert and signed by the Chairman.

**195. Declarations of Interest** – Members were reminded that they were required to declare any personal or prejudicial interests they knew they might have in items of business on the meetings agenda. They were reminded that they would need to repeat their declaration at the appropriate

point in the meeting and to leave the room if the interest was a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.

Cllr McWilliams – Caretaker & Diamond Jubilee  
Cllr Hills & Cllr Wright – Proposed development sites.  
Cllrs Plummer, Edwards, Herbert – Diamond Jubilee

**196. Police Report – PCSO Les Barnes read out the report.**

Robbery - Moors Close

Suspicious Circumstances - The Path - (Drunk male)

Nuisance Youth - The Path x 3 - (Youths banging on windows and doors)  
(Tyre thrown at a front door)  
(Youths on a drive way)  
Post Office - (Male youth dropped his trousers in front of Camera)

Criminal Damage - Thorrington Road - Brook Farm x 2 - (Sign damaged)  
(Control box for gate damaged)

Burglary Other - Flag Hill - (Copper pipe + Boiler taken)

Obstruction - Station Road - (Car on pavement)

Nuisance Due To Noise - Tye Road - (Party)

RTC - Flag Hill x 3  
Plough Road  
Weeley Road

**197. Clerks Report – The Clerk read out her report.**

- 1) Again it has been an exceptionally busy month with the allotments and getting all vacant plots re-let. We still have a waiting list which although now reduced still indicates the growing need for such a provision in the village. It is encouraging to see new residents take up plots and those who have not yet moved into the village putting their names down!
- 2) The tenders for the new car park were sent off and out of the 4 contractors invited to tender only 3 were returned. These have been sent to Cllr Hills to look at in more detail but the main purpose of tendering was to support our application to the Big Society Fund which has now been completed and submitted.
- 3) The RCCE have been in contact regards the Housing Needs Survey and the next stage would be to meet with the two Housing Associations willing to provide shared-ownership schemes. Would Members prefer a presentation at a Full Council Meeting or to set up a working party that could meet with them externally and report back? Clerk to ask Colne Housing to meet with the PC.
- 4) I have asked the Parish Magazine to advertise for volunteers to spread salt when the snow arrives. Cllr Wright asked for some spreaders for the salt reserves. Proposed by Cllr Hills, Seconded by Cllr Herbert.
- 5) I have been liaising with the Football Club regards a Statement of Understanding and drafted some main points for them to consider and come back with some of their own before more detail is added. This is just to get a general view of how they see communications between us progressing. The EALC and I have not been able to make contact yet regards the legal advice

relating to Common Land and as Joy is on holiday this week it will be next week before we can discuss this.

Thank you.

Kate Mayhew

Clerk to Great Bentley Parish Council

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

Correspondence Report

- 1) The Friends of the Green – Concerns regarding new car park & parking.
- 2) ECC Email – Decision ref: closure of Martin's Farm Recycling Centre
- 3) Diamond Jubilee Committee – Request for Cllr Warder asked for it to be minuted that the committee aim to be self funding., Request for adoption of group as a PC Working Party, Proposed by Cllr Taylor, Seconded by Cllr Hills. Request for portable toilets for the event, refused as donation already given.
- 4) TDC – Offer to use exhibition equipment to hold our own consultation regards Housing Development sites in GB.
- 5) NR – Acknowledgement of Receipt of Lease and signed copy returned.
- 6) Mr Evans – proposed development sites in Great Bentley – objection.

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

Cllr Taylor reported on street lighting and advised a light had been broken beyond repair and the cost for replacement with LED was clearly more expensive. Cllr Hills proposed the light be replaced with LED, seconded by Cllr McWilliams.

**200. County and District Councillors Reports**

- i) County Councillor – Cllr Derek Robinson gave his apologies. Brief update from Cllr McWilliams ref Martins Farm.
- ii) District Councillor – New glass recycling contractor, xmas waste collection, Tesco barrier repaired, new super-fast broadband.

**201. Highways** – Nothing to report.

**202. Gary Guiver from TDC** –

The Chairman explained to the meeting why Mr Guiver had been invited to the Meeting regards the proposed development sites in GB.

Mr Guiver introduced himself and explained the Local Plan for the District. It has come to the end of its term and TDC have been producing a new plan to cover the next 15-20 years. National Planning rules dictate applications for development would be favoured if no Local Plan is in place. The LDF proposes 6300 new homes for the next 20 years to meet the requirements of the regional requirements. It was proposed the majority of the housing would be in Clacton and no development was proposed for GB. When the LDF went out for consultation there were many objections from Clacton which forced further consultation across the District as to where

developments should be and what sites would be appropriate. Studies suggested 15,000 properties would be needed in the next 15-20 years but Mr Guiver advised that would not be feasible as the current infrastructure could not support that amount.

The feedback received suggests between 6k–8k properties would be needed for the District in the next 15-20 years. Mr Guiver showed the Meeting the map depicting the sites available for development and advised that TDC had felt it appropriate to share this information with the Parish Councils. Regarding the sites put forward in GB some have been put forward by individuals and others by land agents working on behalf of owners. He did not think any developers were behind any of the applications.

The first site mentioned was Crabtree Farm. The second site was for Green Corner, Heckfords Road where the owner had provided a small map proposing 8 terraced houses. Mr Guiver advised a lesser development would be appropriate. The third site is South of Weeley Road and is being represented by Andrew Martin Associates who have developed a plan for the area, they are suggesting in excess of 300 properties and TDC's assessment is in excess of 200 properties. The fourth site is St Mary's Road near Aingers Green and is also being represented by a Land Agent. TDC suggest 5 dwellings would be suitable for this site.

Mr Guiver advised a full assessment of all the proposals would be made but any major development would be too much for the Primary School to accommodate and the Weeley Road site would not be big enough to justify building a new School. Crabtree Farm proposal is not feasible for Great Bentley in the Planners opinion due to the infrastructure not being able to meet the need. TDC are looking at what scope there is in Clacton for further development subject to previous complaints being taken into account. Weeley has a lot of sites being proposed for development due to the better road and rail access. Mr Guiver explained that he was aware the public would be concerned. The Chairman offered questions to the Meeting to Gary Guiver.

The Chairman addressed the meeting with his thoughts that TDC was behind them but consultation forms were necessary. Cllr McWilliams asked Mr Guiver if he would accept late forms which he agreed to.

The Meeting was closed at 20.17 for the public to be involved.

The Meeting was re-opened at 20.53

**203. Village Car Parking/Car Park** – Cllr Edwards discussed his visit to the Gym to discuss parking issues. The manager advised he was liaising with TDC on other matters and would arrange a meeting with the PC following this. The gym has signs up asking members to park courteously and requests members move their vehicles if not parked properly.

**204. Finance** – Cllr McWilliams proposed the expenditure and Cllr Hills seconded.

**Items of Expenditure for Approval 3rd November 2011 Great Bentley Parish Council**

		GREAT BENTLEY VILLAGE HALL	A060	HIRE OF MEETING ROOM	£		£
03/11/2011	101120				20.30		20.30
					£	£	£
03/11/2011	101121	HAYWARD HOROLOGICAL	M100	MILLENNIUM CLOCK SERVICE/REPAIRS	150.00	30.00	180.00
					£	£	£
03/11/2011	DD	E-ON	L010	ENERGY CHARGE	255.96	51.19	307.15
					£	£	£
03/11/2011	DD	TALKTALK	A035	BROADBAND CHARGES	16.33	4.09	20.42
		GREAT BENTLEY VILLAGE HALL			£		£
03/11/2011	101122		A060	HIRE OF MEETING ROOM	175.55		175.55
					£	£	£
03/11/2011	101123	MAY GURNEY LTD	L020	LAMP REPAIR	232.87	46.57	279.44
					£		£
03/11/2011	101124	H TWEED AUG-OCT	G020	STRIMMING	117.00		117.00
					£		£
03/11/2011	101125	M DORLING - SEP & OCT	G010	GRASS CUTTING VILLAGE GREEN	400.00		400.00
					£		£
03/11/2011	101125	M DORLING	P080	ALLOTMENT HEDGE CUTTING	176.00		176.00
					£		£
03/11/2011	101125	M DORLING	P030	ALLOTMENTS REPAIRS	£		£

					47.00		47.00
					£		£
03/11/2011	101125	M DORLING	M030	MAINTENANCE OF POND	581.95		581.95
					£		£
03/11/2011	101125	M DORLING	M010	GENERAL MAINTENANCE	36.50		36.50
					£		£
03/11/2011	101126	EALC	A017	TRAINING	40.00		40.00
					£		£
03/11/2011	101127	MR R MCWILLIAMS	A013	CARETAKER	86.55		86.55
					£		£
03/11/2011	101128	K MAYHEW	A010	CLERKS SALARY	615.64		615.64
					£		£
03/11/2011	101128	K MAYHEW	A050	POSTAGE	5.45		5.45
					£	£	£
03/11/2011	101129	CATCH PR	A028	PRINTING	150.00	30.00	180.00
					£		£
03/11/2011	101130	MAY GURNEY LTD	L020	LAMP REPAIR	88.31	17.66	105.97

**205. Website – nothing to report.**

**206. Allotment Land –** Cllr Hills gave an update on the situation. **Clerk to ask Philip Roberts if there is a statute of limitations issue relating to the allotment land** if all the PC's deeds are to be reviewed. There is no issue with a review of deeds being undertaken if the costs are met. Cllr Hills suggested the PC put a time limit on the solicitors to resolve the situation. With a show of hands all Cllrs except Cllr Wright agreed that the end of the year be given as a deadline for both sides solicitors.

**207. Flag Hill Speed Calming Working Party –** Cllr Plummer gave a report on their recent meeting. Cllr McWilliams to assist with obtaining stats for accidents/speed limit surveys etc.

**208. Village Green Sub-Committee Report –**

**a) Green Report –**

Green Report 11/2011

Meeting held at The Resource Centre 27<sup>th</sup> October 2011 at 7.30pm

Those present Cllrs B. Herbert, G. Wright, C. Warder and contractors H. Tweed and M. Dorling

**Vandalism**

The Path, The Forge and the Play Area where another waste bin has been destroyed.

The notice board in Thorrington Road was repaired on Tuesday 11<sup>th</sup> October and broken again by Wednesday 12<sup>th</sup>.

**Motorbikes**

M. Dorling will present a full account of donations of money received from the year and where he would like it to go, as he has every year since the British Legion decided not to be involved.

Unfortunately the amounts for Oct 2009 and 2010 were not minuted. They were 2009=£1800, 2010=£2400, the money all went to local causes. Cllr Taylor said the concern was that there were no audited accounts showing where the money has gone to. Cllr Hills proposed members wait to see what monies Mr Dorling raises and comment if necessary.

**Pond**

Clearing of the pond is underway with the assistance of Cllr. Wright. M.D. has needed to purchase a new pair of waders.

**Circus**

The circus has left the Green in a satisfactory state and they have removed most of their advertisements from the village.

**Veolia Water**

The works around the village have now been completed and Veolia have donated a large water bowser to Bentley in Bloom, those present felt that the Clerk could write a thank you letter. The only place that needs further attention is some re-turfing in front of the Cricket Club. **Clerk to action.**

**b) Planning -**

**209. Other Reports**

**a) Tendring District Association of Local Councils –** No meeting.

**b) Transport Report –** The Transport Rep gave his report.

**c) Footpath Report –**

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 31/10/11

- 1.
- 2.
- 3.
- 4.
- 5.
- 7.
- 8.
10. Signpost cleared of vegetation
- 11.
12. Gate for pedestrians placed on path
- 13.
17. Section at western end cleared by landowner
19. First 100m cleared by Highways at Hollybush Hill

D.E.Gollifer  
(Footpath Representative) 31/10/11

**d) Caretaker Report – November 2011**

The play area - good order- more litter than usual, again partly due to the extended good weather and the half term.

Spinney and pond both good

Recycling Centres, clean and tidy and well used

All notice boards are in good order with up to date information.

The Sturricks noticeboard; had glass repaired by Cllr Herbert; broken again by the next day.

Sunday 16<sup>th</sup> Play area; ply wood from the roof of the Old Forge scattered all around the play equipment. This was reported to Cllr. Herbert. **Clerk to speak with Hills.**

Swings tangled around the top bar; with the assistance of Cllr Herbert the situation was resolved.

Wednesday 19<sup>th</sup> I received a report regarding a white van parked in St.Marys Road for approximately 3 weeks. The local Police were informed, and the matter dealt with.

Sunday 23<sup>rd</sup> Swings were tangled around the top bar again, but on this occasion I was able to resolve the situation myself.

e) **NAP Report – No meeting.**

f) **Village Events requiring Police Attendance –**

Business having been concluded, the Chairman closed the meeting at 22.04pm

Signed: ..... Chairman

Date: .....

PUBLIC QUESTION TIME WILL BE FOR A MAXIMUM OF 10 MINUTES AND LIMITED TO 3 MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRMAN

MD - Salt bins to be filled.

PH – Land Registry – would like to know where the borders are with his boundary and would like to volunteer for salt spreading.

**The next Parish Council Meeting will be held on Thursday 1<sup>st</sup> December in the Village Hall.**