

COLD NORTON PARISH COUNCIL

MINUTES OF THE MONTHLY MEETING OF THE PARISH COUNCIL HELD ON WEDNESDAY 7TH JULY 2010 IN THE MAIN HALL OF THE VILLAGE HALL

THOSE PRESENT:

Councillors:

Mr. J. Archer
Mr. C. Litscher
Mrs. S. Garnham
Mrs. A. McDonald
Mr. P. Wakeling (Chairman)

In attendance: Mrs. M. Dyer (Parish Clerk)
Plus 8 Members of the Public

Members of the Public were asked if they wished to make a statement on any item on the agenda – the response was yes in relation to the Three Rivers Golf Club planning application and also in relation to the playing field/use by a football club. The Chairman advised that he would close the meeting before these items were considered by the Councillors to allow those Members of the Public wishing to speak to do so.

- 142. Declaration of interests:** Mrs S. Garnham declared an interest in two items on the agenda, namely the planning application for Three River Golf Club and the Allotments.
- 143. APOLOGIES FOR ABSENCE:** were received and accepted from Professor L. Barclay and Mrs G. Gold.
- 144. MINUTES OF THE ORDINARY MEETING of the Parish Council** held on Wednesday 2nd June 2010 were approved as correct and signed accordingly

FINANCE

Approval of Payments

- 145.** Dave Bull general village caretaker work Invoice No.96 dated 28.06.10 £87 Cheque No.898.
- 146.** PH Cote Ltd to repairs to street lights No. 15 (Crown Road) and No 18 (opposite The Norton) Invoice No.15684-26142 dated 04.06.10 £204.11 (£173.71 net) Cheque No.899.
- 147.** GB Office Group Winstonmead Invoice No.IH273344 dated 06.06.10 stationery (5 x black ink cartridges, 1 x colour ink cartridges, paper for printer and photocopier, staples and stapler remover) £97.74 (£83.19 net). Cheque No. 900
- 148.** Essex Playing Fields Association membership renewal April 2010 to March 2011 £25 Cheque No.901.
- 149.** Rural Community Council of Essex membership renewal 1st July 2010 to 30th June 2011 £55 Cheque No.902.
- 150.** BF Ground Maintenance Limited Grass Cutting carried out in June 2010 £264.38 (£225 net) Cheque No.903
- 151.** Playsafety Limited to site inspections at playground and Cowpiece Invoice No.225444 dated 26.06.10 £196.23 (£167 net) Cheque No. 904
- 152.** E-on Energy Street lighting for April 2010 Invoice No. H949BE3E7 dated 03.05.10 £38.54 (£36.70 net) taken by direct debit on 13.05.10
- 153.** E-on Energy Street lighting for May 2010 Invoice No. H966E603E dated 03.06.10 £38.54 (£36.70 net) taken by direct debit on 13.06.10
- 154.** ASAP Office Services Internal Audit Invoice No.1584 dated 31.05.10. £202.68 (£172.49net) Cheque No.905
- 155.** Maria Dyer office expenses £48.23 Cheque No.906
- 156.** E-on Energy Street lighting for June 2010 Invoice No. H98478C80 dated 03.07.10 £38.54 (£36.70 net) will be taken by direct debit on 13.07.10
- 157.** HM Customs & Excise Tax/Ni to 5th July 2010 £38.76 Cheque No.907.

158. **Financial Statement**

Current balances:

Standard Life Direct Access as at 18th June 2010	£	0.00 *
Standard Life 10 Day Notice as at 17th June 2010	£	542.96 *
Santander as at 2nd July 2010	£	<u>40,292.79</u>
	£	40,835.75

* 80p interest due received on Standard Life Direct Access account bring the total in this account to £138.03 which was then closed and monies transferred to SL 10 day notice account. Transfer agreed by Councillors at May 2010 meeting - minute No.71 refers

PLANNING

159. **Maldon District Council Decisions** – a detailed list had been copied to Members, which is summarised below:

FUL/MAL/10/00220 North Fambridge

Retention of the office/rest area
Lords Acre Nursery Lower Burnham Road Cold Norton Essex
(UPRN - 200000909836)
Mr David Burt

APPROVED

FUL/MAL/10/00163 Cold Norton

Demolition of dwelling house and construction of new dwelling house including change of use for part of the site from paddock to residential
Dunromin Fambridge Road Cold Norton Essex
(UPRN - 200000915250)
Mrs Debbie Abraham

REFUSED

160. **Planning Applications received by the Parish Council:** the following were considered and responses were as indicated:

HOUSE/MAL/10/00458 9 Henney Close, Cold Norton. Erection of conservatory to rear elevation and family room to side elevation. Week No.23 dated 11th June 2010:

Cold Norton Parish Council has NO OBJECTIONS to the works proposed within the above application.

At this point having declared an interest in the next application, Mrs Garnham withdrew from the meeting and left the room.

FUL/MAL/10/00161 Three Rivers Golf & Country Club, Stow Road, Cold Norton. 80 bedroom hotel, associated car parking, landscaping and revised access arrangements (variation to FUL/MAL/98/0120) Week no.23 dated 11th June 2010.

The Chairman talked briefly about the application and reminded all present that Three Rivers Golf Club does already have valid planning permission from 1998 to build a 60 bedroom hotel. The Chairman then closed the meeting to allow the Members of Public to make statements in relation to this planning application. Several people spoke and advised their concerns in relation to the elements of, and the resulting situation if, the 80 bedroom hotel is given permission. These included:

- traffic concerns
- extra drain on utilities (electricity and drainage)
- light pollution
- noise during construction
- road alignment during construction
- internet access
- character of the village/landscape
- adequacy of car park
- the need for an extra 20 beds

The Chairman thanked the members of the Public and then reopened the meeting for the Councillors to consider the application. The remaining Councillors then discussed the application each giving their views, but Mr Archer advised that due to the fact that he is also a District Councillor and that this application will come before him at District Council level he would not be participating in the vote. A vote was then therefore taken only amongst three Councillors: 1 Councillor was in favour of the application and two Councillors had objections to it. The Chairman then urged Mr Archer in his role as the District Councillor for this area to support both Stow Maries and Cold Norton in their objections to this planning application.

The following is the response sent to MDC stating the reasons for the Parish Council decision:

Cold Norton Parish Council OBJECTS to the proposal contained within the above application and recommends that Maldon District Council REFUSE CONSENT.

The Parish Council's reasons for this recommendation are:

- Traffic concerns/detrimental effect on highways: congestion occurs at present, this will intensify with the increased traffic the above will generate.
- Safety issues connected with the increased traffic which will result from having a hotel along a road, with a 40mph limit which is generally not adhered to – from both private vehicles conveying people to/from the facility and commercial vehicles servicing the hotel
- Noise is currently a significant issue in this rural setting: noise levels will therefore increase with the introduction of a 60 bed hotel to this site; an 80 bed hotel would increase the level to an even more unacceptable level
- Utilities: within Cold Norton residents already experience frequent electric power cuts, some for very extensive time periods; there are also ongoing drainage problems; the addition of a hotel of this size would put a further strain on these utilities, already struggling to cope with the current number of homes
- Light pollution is another concern, this will only increase with an additional building of this size
- Landscape: the new proposed building will form an unacceptable “wall” across the landscape, inappropriate in a rural location
- Car parking: the current car park, which was increased as part of /in preparation for the 60 bed hotel proposed, is already fully occupied most days even without the 60 bed hotel it was intended to service; the Councillors question how the car parking currently available will accommodate the vehicles belonging to the occupants of the proposed 80 bed hotel and the vehicles of the people using the additional new function room which is part of the above application.
- Occupancy - the Councillors question the need for an 80 bed hotel: the applicant has not demonstrated the need for the extra 20 beds over the approved 60 bed hotel – other suitable accommodation is available within nearby towns and villages.

Mrs Garnham then rejoined the meeting.

FUL/MAL/10/00516 PP-01124272 Dunromin, Fambridge Road, Cold Norton. Demolition of dwelling house and construction of new dwelling house including change of use for part of the site from paddock to residential. Week No.26 dated 2nd July 2010:

Cold Norton Parish Council OBJECTS to the proposal contained within the above application because it contravenes the Parish Council's Planning Policy; The Council therefore recommends that Maldon District Council REFUSE CONSENT.

The Parish Council's reasons for this recommendation are:

- The proposed dwelling is outside the village development boundary (reference S2 - development outside defined settlement boundary)
- The development proposed is too large in scale and does not reflect the size of the current dwelling it is planning to replace (reference CC6 – landscape protection)

FUL/MAL/10/00488 PP-01115071 Blue House Farm, Hagg Hill, Purleigh. Demolition of existing dwelling with replacement dwelling. Week No.26 dated 2nd July 2010:

Cold Norton Parish Council has no objections to the proposal contained within the above application; but the Council would like recorded that it come to this decision despite the fact that the proposal went against the Parish Council's planning policy – the reason why the Council is not objecting is due to the: *'distinctive design - better than the existing'*.

161. **Consultations to Parish/Town Council – periods for response. Letter dated 22nd June 2010 from Acting Head of Planning at MDC:** Members had all been given a copy of this letter which advising that extensions to consultation periods for planning applications would no longer be granted to Town and Parish Councils. Clerk was requested to respond requesting that this decision is reconsidered to allow Parish Councils the opportunity to consider all planning applications within their scheduled meetings. **ACTION: CLERK**

HIGHWAYS AND ROAD SAFETY

162. **Highways Schedule**

Flooding along footpath behind Latchingdon Road: Members were advised no change to this matter i.e still awaiting details of action now that this area is the responsibility of ECC.

Signage at corner of Howe Green Road: missing 'arm' has been reinstated

Clerk is still waiting to hear from ECC Highways re flooding problems at bridge

All above noted by Members

VILLAGE HALL

163. **Report from Parish Council Representatives:** Members were advised that The VHM met on 25th May 2010 and will be meeting again on 6th July 2010. At the May meeting the committee advised details of usage at hall, new classes have begun, fund raising activities and request for a directional road sign for the Village hall. Clerk is investigating the provision of a sign through ECC. **ACTION: CLERK**

164. **Village Hall Project:** Members were advised that in relation to Cyril May the Big Lottery have advised that the Parish Council will need to complete the transfer of the last remaining plot of land the Village Hall stands on. Mrs Garnham has done extensive research in London to try and locate the gentleman or to ascertain if he has passed away, but with no luck. The Solicitors have suggested a service which guarantees to provide answers in such cases, but this would cost in the region of £900 – 1000. They have now found a service which alleges to be cheaper – this is being investigated to see what the maximum costs this route may be. **ACTION: CLERK**

165. **VANDALISM/POLICE MATTERS:** Members were advised that with reference to ongoing vandalism in the enclosed playground fencing the insurance company has advised that the policy is for 'impact only' by vehicle or animal – vandalism is not covered.

Members were advised that the next Neighbourhood Action Panel NAP will be held on Tuesday 27th July 2010 7pm in Cold Norton Village Hall, where Councillors and residents have the opportunity to meet with Police and others to discuss items of concern.

Above noted by Members.

166. **DISTRICT COUNCILLOR'S REPORT:** District Councillor Archer advised that MDC is working with other councils in relation to sharing services in order to cut financial outgoings.

OPEN SPACES

167. **Cowpiece Nature Reserve:** Mr Litscher advised that the Essex Volunteer Service had agreed to join the working party organised for Sunday 8th August 2010 at 11am. Mr Litscher to liaise with Village Caretaker re assisting at this. **ACTION: MR LITSCHER**

'Beware Water' sign: Mr Litscher is organising an additional section to match/sit underneath the 'Cowpiece' sign. Clerk confirmed that this warning sign must be yellow. **ACTION: MR LITSCHER**

Members were advised that the ROSPA inspection by Play Safety has taken place and that one hard copy had been received, awaiting pdf version for Councillors. **ACTION: CLERK**

Members were given details of grants available through the Community Wildlife Fund.

All above noted by Members.

168. Playing Field

Members had been advised that the Clerk had met with several suppliers to obtain quotes for:

- tiling around the swings
- replacement of 'bark' around wooden junior multiplay
- fencing around enclosed younger children's play area
- entrance gate to playing field (not closing properly)
- removal of temporary gate installed by village hall contractors/replace with fencing as before
- top of slide of Timberline multiplay equipment within the enclosed play area
- hard standing

Not all quotes had been received for all items, but Members approved quotes for work to proceed to entrance gate, removal of temporary gate/replacement fencing and new top for slide (but this to be wood panel instead of current carpet style material). Other items to be reconsidered once all quotes have been received.

ACTION: CLERK

Signage into field: as agreed at a previous meeting this would be reassessed once the Village Hall work was complete – Clerk to now contact MDC for their assistance with this.

ACTION: CLERK

Members were advised that the ROSPA inspection by Play Safety has taken place and that one hard copy had been received, awaiting pdf version for Councillors. Village Caretaker has been advised to action the one high risk item in the report relating to the skateboard ramp

ACTION: CLERK

Re the trench on playing field – Bradley Faulkner is going to fill this in, but Clerk advised that the Village Caretaker and the Parks Teams Ground Manager at MDC had also been consulted re this.

The meeting was closed for the Bradwell FC to speak about using the field as their home ground and bringing in a container to use as a changing room.

The Chairman then reopened the meeting and it was agreed that the Clerk would check with MDC regarding planning permission for the container, that Bradwell FC could use the field for training purposes (away from the trench until it has been filled in). Clerk to meet with Bradwell FC to walk the field/ investigate usage of old Village Hall chair store as a possible changing area; copy of public liability insurance to be supplied to Clerk.

ACTION: CLERK

Regarding the old goal posts pieces that have been dumped, Mr Archer and Mr Litscher had been trying to arrange for them to be removed, but Bradwell FC had advised Mr Litscher that if possible could they be retained pending decision re using the field for their home matches. Members agreed.

Re 'Summer Camp' out by families with pre school age children: Members were advised that this is scheduled for Saturday 7th August 2010. Clerk is liaising with organiser who has been advised that PC require copy of public liability insurance and risk assessment etc and confirmation that this has now become a Pre School event.

ACTION: CLERK

169. Village Caretaker work – report for June:

Around the village hall and playground I have continued to inspect the area. I have collected litter and noted the state of the area including the equipment. I will continue to sweep up twigs etc. from the car park. I note that more of the new planting has died. I will continue to monitor these plants for damage and failure but assume I am not required to keep them tended or watered.

My wife, who is a qualified gardener holding the RHS Diploma in Horticulture, notes that the planting of Hebes to the front (North-East) of the hall appears an unusual choice for this location- lack of water, lack of full sun and sometimes frost may cause failure to thrive. If that planting fails it might be advisable to replant with a low-maintenance plant that thrives in sun or shade and is fully hardy and tolerant of all our weather conditions, e.g. Vinca major (periwinkle) which grows about 8-10 inches high, spreads rapidly to cover the ground and may easily be cut back if required. The three variegated shrubs by the doorway are likely to grow tall with a wide spread so they will need keeping in check by regular cutting back - or could be replaced with something low-growing such as a variety of cotoneaster. The pleasant planting scheme bordering car park will need regular watering during its first year, until established; some shrubs e.g. the Mahonia will need regular pruning to control height and spread. The little lawn area is attractive but if not regularly mown will spread, seed and invade the borders. A future alternative could be a ground-cover planting suitable for a semi-shaded area, such as Epimedium

I regret to report that there has been further damage to the new fencing around the children's play area in addition to damage of the fabric covering on some of the play equipment. I have not fixed the fencing, awaiting the timescale for permanent replacement with a metal fence: please let me know if you wish me to make a temporary repair using the damaged panels. I would still strongly recommend that the fabric covering is replaced by the manufacturer before the exposed wood is damaged by rain.

I note that there are marks on the high windows where balls have been kicked up and have hit them. Above the windows the horizontal board below the guttering has been smashed in one place, presumably with a ball, and needs repair. One of the adjacent gutter clips has been broken and should be replaced as a matter of urgency, before the next heavy rainfall.

Further to our inspection of the playing fields, due to the collapsed field drains and the rabbit /badger burrows and scrapes I could not recommend the use of the fields for any sports.

I continue to inspect the triangle area and to remove litter. My general inspection of the verges around the village has not indicated any recent fly-tipping.

In the Cow Piece Nature Reserve I continue to inspect, keep pathways clear and remove litter. I can remove wooden items as weather and my time-allocation permit.

In the Memorial Garden I continue to tidy and tend the rose bed: the roses are flowering well despite apparent incorrect "dead-heading" by another party.

Members were advised that the Clerk had met with the Caretaker in June to talk through various items and to advise him that Mr Litscher needs help up at Cowpiece if he has spare hours within his CN allowance. Please note Clerk had asked for Caretakers comments on the planting around the VH. The grass is growing rapidly and looking very untidy – Clerk to discuss this with grass cutting contractor. Re the damage to the VH guttering in Dave's report Clerk to advise the Village Hall management Committee.

ACTION: CLERK

170. **Allotments:** Mr Wakeling now reading and 'simplifying' in terms of what is allowed etc. To be discussed at a future meeting.

ACTION: MR WAKELING

PUBLIC RIGHTS OF WAY

171. **Footpath Maps:** re use of ordnance survey mapping by Parish Councils under ECC licence still being investigated by Mr. Hawes. Noted by Members
172. **Footpath 13:** Professor Barclay met with ECC legal department. Mr Wakeling summarised Professor's Barclay's meeting and subsequent correspondence and outlined the proposed route.

TRAINING/CONFERENCES/MEETINGS.

173. **Health & Safety Course:** Members were advised that the Clerk had attending this, found it very interesting and informative and passed the exam. Members were also advised that the Clerk has also attended a First Aid in the workplace training day. Noted by members.
174. **EALC AGM:** Members were advised that this will be on Wednesday 29th September 2010 at Foakes Hall, Great Dunmow.

CORRESPONDENCE

175. **Southminster Parish Council:** Members considered a request from Southminster Parish Council for financial support for the 2010 Halloween Event. Members decided that as in 2008 CNPC donated £50 and 7 Cold Norton children/teenagers were recorded as having attended the events; and in 2009 CNPC donated £30, but no children or teenagers from Cold Norton were recorded as having attended (both years the events were publicised in the village) that no donation would be made for this year, but posters supplied will be displayed.

ACTION: CLERK

- 176. **ECC letter dated 23rd June 2010 Public Transport – Tender Round 2010.** Copy letter supplied to all Members. Noted

- 177. **Viking letter dated 29th June 2010 reference transport improvement:** Members had been supplied with copy letter requesting someone to be the link identifying those who need assistance. Mrs Garnham offered to approach a contact who may be able to assist. **ACTION: MRS GARNHAM**

- 178. **EALC Buckingham Palace Garden Party Award:** Clerk was requested to complete and submit the form. **ACTION: CLERK**

- 179. **Maldon District Council Conservation & Design Awards 2010:** Members decided to enter the Village Hall Project for this under the design category and requested that Clerk liaise with the Architect **ACTION: CLERK**

- 180. **Chelmsford Borough Council letter dated 29th June 2010 – Submission of the North Chelmsford Area Action Plan:** copy letter supplied to all Members. Noted

- 181. **Village Plan:** deferred to a future meeting

- 182. **Standing Orders:** Professor Barclay is reviewing standing orders model with the guide book.

- 183. **ANY OTHER BUSINESS** (Members are reminded that no decisions may lawfully be made under this agenda item - however matters may be discussed which involve exchanges of information only).
No matters raised.

DATES OF FUTURE MEETINGS

Scheduled or provisionally scheduled for 2010: Wednesdays 1st September, 6th October, 3rd November and 1st December.

Chairman.....

Date.....