

LITTLE WALTHAM PARISH COUNCIL

Minutes of the Meeting held on 3rd February 2022 at 7:30pm in the Tufnell Hall

Present: Councillors Edith Robertson (Chair)
 Antony Kingham
 Chloe Tron
 Rupert Watson
 Jo-Ann Tinson
 Richard Allen
 John Burrow
Clerk Suzanne Walker
County Councillor Councillor Steel
4 members of the public were present

Meeting commenced at 7.30pm

22/20 Apologies

Received from Councillors Scott and Williamson and from City Councillor Knight.

22/21 To consider and update the risk assessment for Parish Council meetings

The risk assessment had been updated in view of removal of plan B legal restrictions but taking into account latest public health advice. It was considered and **approved** by Councillors.

22/22 Declarations of Interests

Councillor Robertson declared an interest in agenda item 22/26.

Councillor Burrow declared a non-pecuniary interest in part of agenda item 22/35.

22/23 To consider and approve the Minutes 6 January 2022

The minutes of the meeting of 6th January 2022 were formally **approved** by Councillors as a correct record and were signed by the Chairman.

22/24 Public Forum- to receive any representations from the public

A resident spoke to object to the planning application to amend the Section 106 agreement which would delay the completion of the Radial Distributor Road (RDR) as it would delay traffic relief for residents. He also spoke at length as to the impact of the HGVs using the RDR. He stated that 500 HGVs use the road each day including at night. Some drivers park on the road at night. The lorries are very loud and have a detrimental impact upon his quality of life. He would like mitigation measures to be taken such as an earth mound or sound proof fencing and also for speed cameras to be erected as the impact is so severe
County Councillor Mike Steel spoke to say that he had visited the resident's house and observed the impact and had raised the issue with both the City Council and County Council. As the planning conditions for the use of the Quarry are wide including the right in certain circumstances for it to be used 24/7 nothing can be done but he suggested that the issue could be raised with the cabinet member for highways on the basis that the operating hours are now not appropriate in view of the location of new residential housing.

A resident requested an update on a Traffic Regulation Order that had been proposed for Channels to add yellow lines to assist with the flow of buses. Councillor Steel confirmed that the order has been approved and he will ask when it is due to be implemented and advise the Parish Council.

A resident complained in relation to traffic waiting to use the car wash at Chelmer Avenue blocking the entrance from the B1008 into Chelmer Avenue by parking right across the top of the junction.

Councillor Steel had raised the issue with the City Council and County Council. Although the City Council is considering other issues with the car wash it cannot assist with this matter and he suggested it was a matter for the Police if it creating an obstruction.

Councillors requested that the Clerk bring the issue to the attention of the local Police and the resident agreed that his details could be passed on so that they may liaise with him as he has photographic evidence of the situation.

22/25 New Planning applications

- 22/25.1 20/00071/S73 - Land East Of 1 To 5 Eagle Way Little Waltham - Variation of condition 2 to approved permission 20/00071/FUL - (Hybrid application, part full and part outline comprising: (i) Retail foodstore (A1), retail/cafe units, including drive thru (A1, A3, A5), associated parking, servicing and landscaping (full). (ii) General industry (B2) and storage and distribution (B8), associated servicing and landscaping, outline - all matters reserved except access). Construction of a garden centre that is ancilliary to the approved foodstore – **No Comments**
- 22/25.2 21/02488/REM - Land East Of 1 To 5 Eagle Way Little Waltham - Application for the approval of reserved matters (appearance, layout and scale) in relation to outline application 20/00071/OUT (general industry (b2) and storage and distribution (b8), associated servicing and landscaping - all matters reserved except access) for four light industrial warehouse units (E(g)(iii)) – **No Comments**
- 22/25.3 22/05004/TPO - Sparrowhawks, Main Road, Little Waltham - T1 - Oak - Reduce height of crown by approx. 5m and selectively reduce lateral spread to east by approximately 2m and lateral spread to west by between 3-4m to balance crown; remove major deadwood over 50mm in diameter overhanging the road - as recommended in report 211127 T2 -Oak - Reduce height of crown by between 4 and 5 metres and selectively reduce lateral spread to east by approx. 1.5m-2m and lateral spread to west by up to 3m to balance crown; Remove major deadwood over 50mm in diameter overhanging the road - as recommended in report 211127 – **No Comments**
- 22/25.4 CC/CHL/107/21 - Greater Beaulieu Park, White Hart Lane, Springfield - Application under S106A (3) of the Town and Country Planning Act to modify the Legal Agreement dated 7 March 2014 associated with Chelmsford City Council Planning Permission Ref 09/01314/EIA . The modification relates to the obligation under sub-paragraph 1.1(g) of paragraph 1 of Part 1 of Schedule 1 of the Original S106 to change the number of properties that may be occupied before works with respect to the Radial Distributor Road Phase 3 are completed from 1000 to 1400 properties – **Agreed to object** to the application on the basis that the fact that there is a lower traffic count is due to Covid and the bus service is not

reliable and will not reduce traffic numbers thus there is a need to the road to be constructed to provide relief.

- 22/25.5 CC/CHL/85/21 - Land between Beaulieu Park (north of Generals Lane), Boreham Parish, and Deres Bridge Roundabout on A131, Great & Little Leighs Parish, to the north east of Chelmsford - Chelmsford North East Bypass (CNEB): A single carriageway road between Roundabout 4 of the Beaulieu Park Radial Distributor Road (RDR1) and a new roundabout on the A131 at Chatham Green plus dualling of the existing A131 between Chatham Green and Deres Bridge roundabout. With one intermediate roundabout, 3 road overbridges and 1 pedestrian/cycle/horse overbridge. Together with other associated works and landscaping – Additional documentation – it was noted that the roundabouts are due to be lit to a considerable degree and as one roundabout is near the hamlet of Chatham Green it could have a detrimental impact upon residents. It was therefore **agreed** to comment that any lighting should be of low impact so that there is not a detrimental light pollution impact upon residents.

Councillors agreed to deal with agenda item 22.34.2 at this point in the meeting
22/34.2 To consider response to issue surrounding the use of the RDR
Having heard the complaint from the resident in relation to the detrimental impact of HGV traffic upon residents, Councillors **agreed** that a letter should be sent to the Essex County Council cabinet member for highways raising the specific points that the operating hours of the quarry should be reviewed in view of the fact that it is now adjacent to a new residential development, the issue that some drivers are parking on the road, the fact that the resident has reported that the traffic is far exceeding the 40mph speed limit and that the residents would wish mitigation measures to be taken such as acoustic fencing or earth mounds in view of the noise nuisance and highly detrimental impact of the lorries.

Councillor Robertson left the room for the next agenda item and it was **agreed** that Councillor Kingham chair this part of the meeting
22/26: To consider representations to amendments to Solar Farm Consultation
It was noted that the amendments are a clarification of the site boundary.
Councillors **agreed** no further comments to be made in relation to the application

Councillor Robertson returned to the meeting and resumed chairing the meeting.

22/27: To note responses using delegated powers

The following response were **noted** -

- 22/27.1 20/02064/OUT - Strategic Growth Site North Of Woodhouse Lane - Outline application for residential development for up to 512 dwellings including affordable housing and custom build homes (Use Class C3), Local Centre (Use Classes E, F.1 and F.2), formal and informal open space, and associated infrastructure. All matters reserved except for primary access – **Objection** – with reference to excessive number of houses in excess of amount in local plan, location of the 3 storey properties, the impact of traffic and in particular rat running through the village centre and that the modelling does not accurately reflect driver behaviour, the fact it is unlikely that public transport or use of bicycles will reduce the adverse impact of traffic, the need for a mechanised crossing at

Blasford Hill, the fact that the link road should be open to all to reduce congestion, impact on local services, concerns over feasibility of community facility, the management of open spaces, the need to retain vegetation and to delineate houses with hedges not wooden fences and that new properties should not have gas boilers to comply with climate concerns.

- 22/27.2 21/02166/OUT - The Willows, Domsey Lane, Little Waltham - Outline application for the demolition of the existing dwelling and construction of a new dwelling with detached double carport. Formation of new access and associated landscaping. Scale, Access and layout being sought, all other matters (appearance and landscaping) reserved. – Further documentation - To reiterate the **objection** as the mass and scale of the house are out of keeping with the rural area especially as the proposed property will not be within the footprint of the property to be replaced.

22/28 To note Planning Results

The following results were **noted** -

- 22/28.1 21/01954/FUL - Site at the Bungalow, Belstead Farm Lane, Little Waltham - Demolition of existing dwelling and domestic outbuilding. Construction of 6 dwellings with garaging, parking, landscaping and other associated works – **Granted**
- 22/28.2 21/05660/CAT - 34 The Street Little Waltham - Ash - Reduce crown by 1.5 - 2m (previously reduced tree) Carry out crown lift to 3.5m, removing sub laterals - Reason - Is in close proximity to neighbouring property and had dropped large branches in the last 6 months, size has been contained over the years – **No Objection**
- 22/28.3 21/02240/FUL - 11 Brook Hill, Little Waltham - Demolition of existing single storey extension and replacement with part single, part two storey rear extension and the addition of a single storey side extension - **Granted**

22/29: Correspondence

21/29.1 Essex County Council

- 21/1/22 Details of traffic order for 20mph area at Channels
- 24/1/22 Updates regarding the use of the RDR

21/29.2 Chelmsford City Council

- 21/1/22 Mayor's Newsletter

21/29.3 Other

- 21/1/22 Letter from NALC Chairman
- 24/1/22 Update from NALC
- 28/1/22 Update regarding closure of Generals Lane Roundabout

And bulletins

At this point in the meeting Councillor Steel was permitted to speak and confirmed he is seeking funding for a traffic destination survey from the cabinet member for highways due to the high expense of around £18,000. It was also noted that money

is being sought by the education authority and NHS to fund education and health provision as a result of the Bloor Homes development.

Councillor Steel then left the meeting.

22/30: Amenities report

22/30.1 To consider the quotations in relation to the upgrade of the tennis court and installation of outdoor gym equipment and appoint a contractor for the project.

Further research had been carried out including viewing outdoor gym equipment. The Clerk has spoken to Chelmsford City Council who are now offering a service to Parish Council to assist with procuring a contractor and installing and project managing the installation. The Clerk has spoken to other Parish Councils who have used the service and found it positive in obtaining the equipment required and saving costs with installation. As Councillors considered this would be beneficial for the project it was **agreed** to take advantage of this service to progress the project.

22/30.2 To receive update on Parish Tree Warden scheme

No responses have been received from residents so no further action to be taken at this point in time.

22/30.3 To decide upon gardening needs for roses and flower tubs

It was noted that DW Maintenance will carry out a hard prune on the roses and it was agreed that the cost of rose feed can be added to the ongoing contract. Regarding the flower tubs it was noted that Covid had an impact on what could be purchased but that the intention is to keep the displays colourful.

22/31: Financial Matters

22/31.1 Payments for approval

The following payments were **approved** –

Payment made with reference to agenda item

22/09.4

	£	VAT	Total
Channels Residents Association grant	500.00	0.00	500.00

Payments to be made

Clerk	Salary (Jan.)	504.09	0.00	504.09
HMRC	PAYE (Jan)	121.80	0.00	121.80
Essex Pension Fund	Pension contributions (Jan)	188.30	0.00	188.30
Clerk	expenses	108.77	6.31	115.08
National allotment Soc.	Subscription	55.00	11.00	66.00
DW Maintenance	litter picking and gardening	427.00	0.00	427.00
Perspective Landscapes	gardening	20.00	4.00	24.00

22/31.2 Bank account balances to be reported at the meeting

As at 31st January 2022 the current account stood at £66,303.81 and the saver account at £2,386.32

22/31.3 To consider Financial Risk Assessment and data audit

The financial risk assessment and data audit were considered and **approved**.

22/32: Clerk's Report

The Clerk reported as follows –

1. The Play in the Park sessions have been booked for 11th April 2022 and 8th August 2022.
2. I have raised a resident's complaint with City Councillors regarding white foam at car wash which was spilling into Chelmer Avenue. A visit was carried out by an officer revealing that the car wash is under new management and issue were identified regarding the cleaning of drains and storage areas which the operator has agreed to resolve. The situation is being monitored.
Councillors asked that the issue is also brought to the attention of environment agency as it presents a hazard as it will flow into residential drains and ultimately the river.
3. There has been a large puddle on footpath 28 next to The Weir for some considerable time leading residents to walk through the coppice. After pressing Essex County Council, I am pleased to confirm that works are being scheduled to repair the footpath and deal with the puddle.
4. Further to discussion at a meeting last year I have liaised with Councillor Tinson who will be approaching local businesses with a view to obtaining some more adverts for the Parish magazine.
It was noted that the printer can include 4 extra pages in the magazine at £36 per edition which was agreeable as any extra adverts will far exceed the cost and go towards covering a greater percentage of the cost of the magazine.
5. The owners of the land behind the Bell have erected fencing in the vicinity of the public right of way. The Public Rights of Way officer has confirmed the fencing does not impede the path. I am awaiting a response from planning enforcement at Chelmsford City Council.
Chelmsford City Council has now confirmed that there is no breach of planning and they are satisfied with the fence in that location.
6. A resident had raised concerns about activities at the White Hart which are alleged to be a breach of planning control and also the felling of certain trees. I have circulated an update from the planning enforcement officer to you advising that applications for retrospective planning consent are expected shortly.
7. A resident reported a very large hole adjacent to a public right of way next to Little Channels as a result of a missing man hole which she was struggling to report to Essex County Council. As a result of raising this with Councillor Steel he has managed to arrange for an urgent inspection to be undertaken.
8. Essex County Council has advised that as there was no objection to the electricity pole at the allotment site the necessary consents were concluded.
9. Each month I will keep you updated with matters that do not require action at this point in time by the Parish Council but need to be noted as ongoing. This month I can advise

Item	Actions awaited	Date raised
Local Highway Panel – application for a crossing at Ash Tree Corner	LHP has advised that they statistics show that a crossing can not be justified but they are considering a refuge to assist those crossing the road – cost estimate £7,500 – project in design phase which may include a filter land for Chelmer Avenue.	November 2019
Local Highway Panel – application for speed reduction along Back Lane, Stand out chicanes in Brook Hill and access only provisions to the village centre	The Parish Council has responded to questions from the LHP including request for downgrade of PR2 status of road and reduction in speed limit of Back Lane to 40mph– in reliance on old speed survey the officer will be recommending a village gateway to the panel	December 2020
Essex County Council Bus shelter project	The Parish Council has confirmed ownership status of the shelters and awaiting licence documentation	December 2020
Local Highway Panel applications	Application for 40mph buffer Zone on approach to 30mph limit to be shown with a 'village gate'. The village centre from the War Memorial to the school at The Street, and Brook Hill from the junction with The Street to Church Hill to be a 20mph area with 'wig wag's by the School – the officer will be recommending a village gateway and is investigating the suggestion of wig wags	April 2021.
Essex County Council	The issue of the removal of trees and the installation of white posts along Back Lane – response awaited from Essex County Council as to their enquiries and whether this will result in any action being taken.	April 2021
Byway 51	Essex County Council issued a 6 month closure notice in relation to the byway and an update on the status of the byway is therefore expected in March 2022. It is understood any further action would need to be initiated by the landowner	August 2021
Glebe Field Right of Way	Application for right of way to be added to the definitive map – it has been advised that it is on the list for assessment by the Essex County Council legal team	September 2021
Repair of pavements	Various fault reports referred to Essex County Council cabinet member for highways to investigate	November 2021
Registration of the Memorial Hall with HM Land Registry	Await confirmation regarding the site plan from the Memorial Hall	November 2021
Provision of new dog poo bin	Await Chelmsford City Council	June 2021

The Clerk also confirmed that the speed watch group led by Councillor Kingham and Watson will go out for the 'surround the Town' event on 10th February 2022. Also, the litter pick is being arranged involving the Channels Residents Group for 26th March 2022. The Clerk was requested to arrange for more litter sacks to be obtained from Chelmsford City Council.

The report was otherwise **accepted**.

22/33: Affordable Housing project

No further update.

22/34: To consider the issue of traffic in the Parish

22/34.1 To consider the appointment of a traffic consultant

After discussion, Councillors **agreed** a brief for interviews with the 3 consultants who are to be interviewed and questions to ask them. Zoom interviews to be set up with each consultant and to be attended by Councillors Burrow, Kingham, Watson and the Clerk.

22/34.2 To consider response to issue surrounding the use of the RDR

Considered earlier in the meeting.

22/35: To receive update regarding recreation grounds and pavilion project

Councillor Burrow left the meeting for this part of the agenda item

It was noted that an adverse possession claim has been received from the owner of 19 Church Hill. Councillors **agreed** to object to the application so far as it relates to land on the recreation grounds side of the fence as it is being used for allotments. So far as the land within the garden of the property, the Parish Council does not have the knowledge to comment on when the fencing was moved and understands that Chelmsford City Council will be dealing with that aspect with the evidence in their possession as previously discussed with them when the current lease was negotiated.

Councillor Burrow returned to the meeting.

22/35.1 To note position in relation to Commercial rate relief

It was noted that Chelmsford City Council have waived commercial rates whilst the property is vacant and advised that once it is occupied, they will process the application for small business rates relief.

22/35.2 To receive report on garden licences

Councillors agreed the surveyor's fee of £240.00 to prepare the plans for the 3 garden areas and the residents will be advised of his visit and requested to allow him access to their gardens.

22/35.3 To consider quotes for asbestos report

Three quotations had been obtained. Each quote from a company who are ARCA industry standard approved. It was **agreed** to appoint Mid Essex Environmental to carry out the report.

22/36: To receive update in relation to the situation with Glebe Field

The land agent had indicated that if the Parish Council is interested in a lease/license for the land the expectation would be that rent would be paid in the region of the amount of the current licence, indicated to be £120 a month. Upon looking at other local indicative land values this appears to be high. The Clerk was asked to clarify if it is in fact £120 a year and the matter can then be considered further.

22/37: To receive an update on plans for a Jubilee celebrations

Following discussions at previous meetings the Clerk had been in liaison with the Memorial Hall and local community groups to organise a tea and cake event at the

Memorial Hall, which if the weather was good, could also be in the garden and recreation grounds. Tesco Great Notley has agreed to provide cake, tea, coffee and soft drinks free of charge. However, upon discussion, Councillors did not consider that such an event would be popular or supported by the Community and **agreed** not to hold the event. A grant has been provided for the Jubilee beacon at Channels and no other Jubilee event will be organised.

22/38: Matters to be raised by members for the next agenda.

Affordable housing, outdoor gym project, Glebe Field, recreation grounds and pavilion project, traffic issues.

Meeting concluded at 9.36pm