

COLD NORTON PARISH COUNCIL

MINUTES OF THE MONTHLY MEETING OF THE PARISH COUNCIL HELD ON WEDNESDAY 8TH JANUARY 2014 IN THE NORTON ROOM OF THE VILLAGE HALL

THOSE PRESENT:

Councillors:

Professor L Barclay (Vice Chairman)
Mrs S Garnham
Mr C Litscher
Mr S. Rivers (Chairman)
Mr P Wakeling

In attendance: County Cllr Mrs P Channer
District Cllr Ms Sue White
Mrs M. Dyer (Parish Clerk)
Plus 2 Members of the Public

539. APOLOGIES FOR ABSENCE: apologies were received and accepted from Mrs V Jennings and Mr John Archer.

540. Declaration of Interest: Members are required to declare any personal or prejudicial interests they know they may have in items of business on the meeting's agenda. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time. Members have dispensation to discuss and vote in respect of matters relating to the Precept.

Mrs Garnham declared an interest in Allotments as she is an allotment holder.

541. MINUTES OF THE ORDINARY MEETING of the Parish Council held on Wednesday 4th December 2013 were approved as correct and signed accordingly.

With the agreement of Members the agenda order was changed to allow the County Cllr Mrs Channer and District Cllr Ms White to give their reports as they both had other meetings to attend after this one.

542. DISTRICT COUNCILLOR'S REPORT: District Cllr Ms White advised that MDC had congratulated all the Councils and staff involved in the measures implemented in the handling/effects of the pre Christmas severe weather and high tides/tidal surge ensuring. Awards for the Youth NCS (National Citizenship Scheme) were being presented on 17th January 2014. Cllr Ms White to advise if any young people from Cold Norton are to be presented so that a Member of CNPC can attend.

ACTION: DISTRICT CLLR WHITE

543. COUNTY COUNCILLOR REPORT: County Cllr Mrs Channer reported on the County Council Tax, LGA and Princes Trust training. With regards to her position as a Maldon District Cllr Mrs Channer also gave an update re the LDP. Professor Barclay expressed his concern re the lateness of the MDC LDP which means that it is likely that in respect of villages the plan will not be in place until 2015/16, which is already giving rise to problems with planning applications quoting 'no plan in place'. Mrs Channer talked through the time line for the process.

FINANCE

Approval of Payments

544. Sue Lees Consultancy to maintenance fee for January 2014 (advance monthly maintenance fee) (NB fee to get current site up to date will be advised on receipt of all data). Invoice No.0001433 dated 8th December 2013 £30.00. Cheque No.1257

545. Roy Wiseman to village caretaker work Invoice dated 3rd January 2014 £87, plus travel to Maldon Refuge Site £5 total £92. Cheque No.1258

546. PH Coote to repair works to street lights Nos.7, 13 and 16. Invoice No.16651-27549 dated 31st December 2013 £203.46 (£169.55 net). Cheque No.1259. Members had been supplied with a copy of invoice which recommended that a new fitting should be installed for light No.16, plus copy of quote for £295.07 ex VAT for these works had been supplied to Members. Clerk advised that the precept calculations had allowed for these works to be carried out in the current financial year. Members approved the quote. **ACTION: CLERK**
Clerk pointed out to Members that PH Coote is recommending that as some of the lights are in a poor state CNPC should budget for replacing them in the coming years. Clerk advised that allowance for another one to be replaced in 2014/15 was included in the precept calculation. Noted by Members.
547. Maria Dyer office expenses £17.37. Cheque No.1260
548. E-on to electricity for street lights November 2013 Invoice No.HF5C40297 dated 1st December 2013 £45.34 (£43.18 net) was taken by direct debit on 11th December 2013.
549. HM Customs & Excise Tax/Ni to 5th January 2014 £5.60. Cheque No.1261
550. E-on to electricity for street lights December 2013 Invoice No.HF768D994 dated 2nd January 2014 £45.34 (£43.18 net) will be taken by direct debit on 12th January 2014.
551. PH Coote to repair street light No.21 (junction Lower Burnham Road and Fambridge Road). Invoice No.16662-26563 dated 6th January 2014 £89.54 (£74.62 net). Cheque No.1259

552. **Financial Statement**
Current balances:

Barclays 10 Day Notice as at 10th April 2013*	£	559.76
Santander as at 2nd December 2013	£	<u>20,584.75</u>
	£	21,144.51

* **Barclays now only send a statement when there has been movement to the account**

553. **Precept for 2014/15:** Members had been supplied with revised figures for consideration plus copy letter from MDC dated 5th December 2013, advising Tax Base Figure. At the meeting Members considered and discussed the revised figures; making even further cuts to some budgets, Members then agreed a precept of £23,000, a £1,000 increase over the previous year. Clerk to advise MDC accordingly. **ACTION: CLERK**
554. **Council Tax Benefit Support Grant:** Members had been supplied with three reports from NALC received via EALC. Noted by Members. Members requested Clerk supply copies of these reports to Cllrs Mrs Channer and Ms White. **ACTION: CLERK**
555. **EU VAT Rules for Public Sector:** Members had been supplied with this NALC Financial Briefing FO1-13 dated 6th December 2013. Noted by Members.
556. **Section 137 Expenditure for 2014/15:** NALC had advised this will be £7.20 (£6.98 in 2013/14). Noted by Members.

Cllrs Mrs Channer and Ms White and one Member of the Public then left the meeting.

PLANNING

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

OUT/MAL/13/01078 PP-03018159 Three Rivers Golf & Country Club, Stow Road. Outline planning application for residential development comprising six dwellings incorporating new access road, landscaping and rationalisation of existing car parking. Week No.50 dated 13th December 2013:

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:

- It is outside the village development boundary
- Access to the proposed site is at a junction – safety issue
- Proposed access road is too narrow
- Lack of car parking for the proposed housing
- The development of the six proposed houses would compromise the car parking at Three Rivers Golf & Country Club for functions held regularly at the Club, namely weddings, proms, and Three Rivers own music and dance events also users of the golf courses and the gym and those attending the regular classes held in the studios
- This proposed development would also compromise parking for guests at the 80 bed hotel for which planning permission has already been granted
- In relating to parking spaces there is a discrepancy in the application – the numbers on the application form (Q.10 Vehicle parking) do not agree with those quoted in the ‘Planning Support Statement’ (P.6 section 3.24) submitted as part of the application pack.
- There are also errors within the ‘Planning Supporting Statement’ in relation to the provision/availability of public transport
- The development overlooks the gardens of nearby existing homes
- The infrastructure will not support further development – the drainage system is unable to cope with present levels and flooding is currently an issue

FUL/MAL/13/01117 Land between Koombora and Mansfield, Victoria Road. Erection of No.1 three bedroom home. Change of use of land use to C3. Week No.50 dated 13th December 2013:

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:

- It is outside the village development boundary
- The land is not zoned for recreational use, it is agricultural land
- The scale of the proposed development, area covered and style is out of keeping with other properties in the area

FUL/MAL/13/01118 PP-02842649 Land rear of Impscamp, Purleigh Grove. Application for new dwelling, open carport/garden store and access. Week No.51 dated 0th December 2013:

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:

- It is outside the village development boundary
- It is a backland development

LBC/MAL/13/01043 De Laches, Latchingdon Road. Convert garage into annex accommodation and alter front elevation. Week Nos.52 & 1 dated 3rd January 2014:

Cold Norton Parish Council has NO OBJECTIONS to the works proposed within the above application, which it considers is integral/part of the home and not an annex.

Prior to considering the following two AGR applications the Clerk reminded Members of the situation regarding AGR related applications/Permitted Developments Rights.

For information. AGR/MAL13/01126 Land at corner of Fambridge Road and St Stephens Road. Erection of barn for storage of hay and straw. Week Nos.52 & 1 dated 3rd January 2014:

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

The Parish Council understands that as this is an 'Agricultural' application that comments are limited to siting of the building, design and means of access.

The reasons for the Parish Council's recommendation are:

- Regarding the siting of the building – it is proposed on a very dangerous corner
- Design – proposed barn is very unattractive in appearance and would be an eyesore in what is currently a very attractive rural location – there are currently no other structures in that area
- Means of access – there is not an access point at present and as stated above the proposed position of the barn is on a dangerous corner onto a 'fast road' which whilst it has a 40mph speed limit is not adhered to. Accidents have occurred with vehicles exiting right from St Stephens Road onto Fambridge Road.

The Parish Council is also concerned as to what is proposed next on this site by the owner/applicant, as there is nothing at all there at the moment.

For information. AGR/MAL/13/01132 Land South East of 51 to 57 St Stephens Road. Steel portal framed building for storage of hay. Week Nos.52 & 1 dated 3rd January 2014:

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

The Parish Council understands that as this is an 'Agricultural' application that comments are limited to siting of the building, design and means of access.

The reasons for the Parish Council's recommendation are:

- Regarding the siting of the building – it is proposed by the Parish Council's Conservation/Nature Reserve Site 'Cowpiece'
- Design – proposed steel framed building is very unattractive in appearance and would be an eyesore in close proximity to the village nature reserve
- Access – safety concerns as close to the nature reserve visited by children and families

The Parish Council is also concerned as to what is proposed next on this site by the owner/applicant, as there is nothing at all there at the moment.

OUT/MAL/13/01160 Stow Garage, The Street, Stow Maries. Development of 8 houses. Week Nos.52 & 1 dated 3rd January 2014:

Cold Norton Parish Council does not feel it can comment on this application at present as it has concerns with part of the supporting documentation submitted with the application i.e. the contamination report – this was prepared in 2008 at the time when an application for business/industrial use was being proposed. Although contamination was found, particularly at test bore TS01, it was concluded in that report that this did not matter as the area would be covered by hard standing.

This does not apply for the current application. The area near that test point would include excavations for the foundations of dwelling No.1 and an area of grass/garden which may be disturbed in the future.

The Parish Council recommends that a more detailed relevant re-assessment should be made at least in that part of the site.

OUT/MAL/13/01172 Land adjacent 7 Cherry Blossom Lane. Single storey bungalow and Garage. Week Nos.52 & 1 dated 3rd January 2014:

Before commenting on the actual application the Parish Council does not believe that the applicant owns this land. The agent has completed 'Certificate A' in section 25 of the planning application form, but on checking with Land Registry today (8th January 2014) the Clerk was advised that this land is not registered. The Parish Council therefore respectfully requests proof of ownership.

In regards to the application, 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:

- It is outside the village development boundary
- Cherry Blossom Lane is in a very poor condition and the construction of another property with the inherent vehicles associated with the building contractors would only exacerbate the condition, it is therefore recommended that should this development be permitted to proceed that a condition to make up the road to an acceptable standard be included

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

HOUSE/MAL/13/01031 Cold Norton

New detached garage at front of house, and extension to existing attached garage (to be converted into habitable room)

20 Ferris Avenue Cold Norton Essex CM3 6HZ

(UPRN - 100090554771)

Mr Tony Draper **APPROVED**

HOUSE/MAL/13/01062 Cold Norton

Two storey rear and single storey side & front extension with one half storey extension over garage to side of house. Removal of outer skin of brickwork and replace with new red facing brickwork.

26 St Stephens Road Cold Norton Essex CM3 6JE

(UPRN - 100090555815)

Mr & Mrs B Haydon **APPROVED**

FUL/MAL/13/00994 Cold Norton

Replacement dwelling, detached double garage and detached outbuilding and stationing of two mobile homes for a temporary period (during the construction of the new dwelling)

South View Station Road Cold Norton Essex

(UPRN - 200000918313)

Mr S Lee **APPROVED**

HOUSE/MAL/13/01041 Cold Norton

Removal of two existing timber sheds and erection of single storey extension to side of existing dwelling

The Maples 59 Latchingdon Road Cold Norton Essex

(UPRN - 010000235481)

Mr & Mrs P Warner **APPROVED**

559. Maldon District Council LDP: Members had been supplied with an e-mail link to all responses to the consultation. Noted by Members.

560. Kenya, Latchingdon Road, Cold Norton – boundary fence. Nothing to report. Noted by Members.

561. Hillsborough 42 Latchingdon Road: unauthorised outbuilding and access. Members had been supplied with copy of letter from MDC confirming that an investigation by Planning Enforcement had commenced. Noted by Members.

562. **Planning Queries re Tamina, 1 Latchingdon Road, Bridge House, Ferris Avenue and Hillsborough, 42 Latchingdon Road:** Members had been supplied with copy of response from MDC. Noted by Members.
563. **Appeal Decision: Appeal Ref: APP/X1545/A/13/2199000 Land adjacent Thistledown, Latchingdon Road re FUL/MAL/12/00831:** Appeal allowed and planning permission granted to demolish redundant workshop and erection of one pair of semi-detached cottages. Members had been supplied with copy of the full appeal decision. Noted by Members.

HIGHWAYS AND ROAD SAFETY

564. **Surface water issues on Latchingdon Road adjacent to bridge:** update awaited
565. **Surface water issue by junction of Stow Road and Hagg Hill:** update awaited
566. **Station Crescent: drain and damage to road:** update awaited
567. **Overgrown vegetation from bridge to Country Produce and to Palepit Roundabout and renewal of footway surface:** on Highways list for 3 monthly inspection
568. **St Stephens Road (Fambridge Road end) – reinstatement of edge of carriageway:** update awaited
569. **Footway outside School:** update awaited
570. **Woodham Road:** some remedial work was carried out pre Christmas
571. **Green Trees Avenue:** update awaited
572. **Speed Limit on Fambridge Road** (section from Pale Pit Roundabout to Lower Burnham Road): Members had been supplied with copy e-mail from a resident re this. Clerk to contact local Policeman re additional speed limit signs. **ACTION: CLERK**
573. **Water on pavement near 48 Latchingdon Road:** Members were advised of this reported by a resident and shown photographs.
574. **Pot hole on Hagg Hill previously repaired has returned:** Members were advised that this had been reported by a resident.

VILLAGE HALL

575. **Report from Village Hall Representative:** not available as there had not been a meeting since the last PC meeting.
576. **Lunch Club for Elderly Residents:** work in progress
577. **Parking at Village Hall:** nothing to report
578. **Defibrillator:** nothing to report
579. **Dogs Trust at June 2014 event:** Members were advised that the Dog Chipping Team from the Dogs Trust is already booked for 7th June 2014. Clerk advised that the Community Development Officer at Moat Housing had organised a series of District wide 'Dog Chipping' sessions on weekdays with The Dogs Trust. The date allocated to Cold Norton was not considered suitable as it is a Pre School day at the VH. If appropriate nearby venues will be publicised. **ACTION: CLERK**
580. **Essex Boys & Girls Club Meeting:** date to be agreed
581. **Climate Energy/Solar panels:** nothing to report

POLICE MATTERS/ANTI-SOCIAL BEHAVIOUR

582. **Neighbourhood Policing:** copies of the latest report received by the Clerk on 4th January 2014 were handed out to Members at the meeting.

OPEN SPACES

583. **Cowpiece Nature Reserve:** nothing to report

584. **Playing Field:** Members had been advised/reminded that:

Improvement to skate ramps – nothing further to report

Football – playing regularly

Pre School outdoor play area – Signage inside hall and external sign to combine usage and acknowledgement to grant funders – still to be actioned.

Works from Playground Inspection 2013: high priority works carried out and Mr Wiseman undertaking other jobs. Poplar trees/new flooring – work in progress have had a quote, but would like to research another type of flooring Mound slide – Mr Wiseman still to install additional panels between top step and slide platform area.

Nets for the basketball/netball posts – order to be placed/lines still to be reinstated. Spoke to resident who kindly offered to reinstate lines and he hoped to do shortly.

Fields in Trust – comments re draft deed passed back.

Essex Playing Fields – Best Kept Playing Field Competition 2013: Mr Rivers brought to the meeting the two certificates of merit that CNPC had been awarded for the football pitch and the playground.

Park Watch and Brimston Butterflies/Buckthorn Plants: nothing to report

585. **Village Caretaker work:** Mr Wiseman continued to carry out this work – in addition to the regular litter picks and safety checks at the playing field, Mr Wiseman had carried out the following maintenance work: painted the mound slide steps, applied preservative to one of the picnic tables, repaired the leg on the second picnic table, strimmed the paths and around the pond at Cowpiece,

586. **Allotments:** formal agreement for holders will be drafted when all comments from Members have been received.

PUBLIC RIGHTS OF WAY

587. **Footpaths Map** – Map side to be framed for installation at Village Hall. Noted

588. **Footpath 28 Proposed Reduction in Width:** awaiting update

589. **P4:** All funds have been allocated – trying to establish if there is another grant source

590. **Footpath 20 (Crown Road):** re gate at entrance landowner has advised that the gate is required, gate has been moved to one side to allow access and will be reinstated ASAP (no livestock currently in this location).

591. **Footpath/Bridleway 29:** awaiting update

592. **Footpaths 12/13 bridge brickwork:** awaiting update

593. **EMERGENCY PLANNING/PROCEDURES:** awaiting details of possible further training

TRAINING/CONFERENCES/MEETINGS

- 594. **EALC Calendar of Training Events for 2014:** Members had been supplied with a copy. At this point there were no indications from Members re attendance at any of the training sessions, but Clerk had advised as part of the Precept report that she would like to attend the Election Training Session in November 2014 in preparation for the elections in May 2015. Noted.
- 595. **Passenger Transport Liaison Meetings:** Members had been advised that, for Maldon, Spring Area Review Meeting would be on Thursday 27th February 2014 and Spring Parish Transport Meeting would be on Thursday 5th June 2014 and had been supplied with an updated list of relevant contacts. At the meeting Professor Barclay advised that he planned to attend these meetings.
ACTION: PROF BARCLAY

CORRESPONDENCE

- 596. **Police & Crime Commissioner for Essex:** Members had been supplied with copy letter dated 11th Dec 2013 re grant fund. Noted
- 597. **Maldon Printing Company:** Members had been supplied with details of changes (CNPC used this company for the footpath map and village appraisal). Noted.
- 598. **THE NORTON:** Mr Guppy from The Norton Community Pub Committee gave a brief report regarding works at the pub, the Community Asset Register, ownership/lease situation and recent TV and Radio coverage.
- 599. **WINTER SALT BAG SCHEME:** nothing to report
- 600. **STANDING ORDERS:** Members all in receipt of revised standing orders. Mr Rivers will review for consideration at a future meeting.
ACTION: MR RIVERS
- 601. **WW1 CENTENARY:** awaiting response re letter sent to Stow Maries Aerodrome
- 602. **COLD NORTON WEB SITE:** work in progress
- 603. **MATTERS TO REPORT** (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.)

Clerk advised Members that Mrs Garnham had been successful in the EALC Chairman competition and would be attending a Garden Party at Buckingham Palace in the summer.

Also a letter had been received congratulating the PC on the: *'Excellent footpath map, which is very informative and provides clarity which was not easily distinguished from the OS version'*

604. DATES OF FUTURE MEETINGS IN 2014

Scheduled: Wednesday 5th February; provisionally scheduled Wednesdays 5th March and 2nd April

Annual Parish Meeting: provisionally scheduled for Wednesday 9th April 21014

There being no further business the meeting was closed at 10pm

Chairman.....

Date.....