

GREAT YELDHAM PARISH COUNCIL
Minutes of the Parish Council Meeting held on
Thursday 11th January 2024 at 7.30pm, Reading Room, Gt Yeldham

Present: Cllr Philip Rawlinson (Chairman)
 Cllr B Chahal
 Cllr Phil King
 Cllr Mark Lovell
 Cllr Gary Theobald

In attendance: Tracy Wigmore (Parish Clerk). One member of the public.

24/001 Welcome and apologies for absence.

Cllr Rawlinson welcomed everyone to the meeting. Apologies received from Cllrs Burr, Burrows, Marks and Sargeant

24/002 Declarations of Interest.

Cllrs King, Lovell and Marks declared a non-pecuniary interest at item 24/009 Men's Shed.

24/003 To approve the minutes of the Parish Council

RESOLVED that the minutes of the meeting held on 7th December 2023 were a correct record. All in favour. Chairman signed the minutes.

24/004 Public Participation Session with respect to items on the agenda and other matters of mutual interest.

Resident raised concerns regarding planning application 18/02165/FUL and the delivery of planning conditions 4,10,11 put in place to protect the designated local wildlife site also known as Gt Yeldham Station Marsh; and road safety improvements to the entrance of the existing vehicle access (entrance to Scotneys). Concerned that the enlargement of the lakes has led to lost habitat; the Environment Agency requested a 10-year management plan to be put in place to protect the habitat. Site has virtually been finished but pre commencement conditions 4,10,11 have not been put in place. Raises lots of questions: Why hasn't any Enforcement action been taken. Was the application considered in line with the new planning regulations 'The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 which came into force on the 1st October 2018 (requires notice to be given to applicants for pre-commencement conditions). Condition 4 required modification of the existing vehicle access (entrance Scotneys). The site has been occupied for nearly 5 years, there has been no enforcement action taken. The land is owned by a third party; is Condition 4 enforceable given that the ownership of the land is owned by a third party and not by the applicant. Enquiries have been made to the Planning Enforcement Team and Cllr van Dulken but have not received satisfactory answers. Resident asked whether the Parish Council could write to BDC to follow up questions and obtain information. The Chairman agreed that the Parish Council would send a letter outlining the concerns raised.

24/005 Invitation to Cllr Peter Schwier, Essex County Council and Cllr Richard van Dulken, Braintree District Council to address the meeting on matters of mutual interest. The maximum time allowed for this item is 10 minutes but may be extended at the discretion of the Chairman.

Cllr Schwier

- Road Salting – 50 trucks (2 electric) 21,000 tonnes dispersed throughout Essex roads (5,000 miles) 40% in a night. Same Team also undertakes Pot Hole maintenance.

- Storm Henk - highway service received in the region of 460 individual weather related enquires regarding flooding, wind damage and fallen trees, alongside a considerable volume of other various highway related concerns.
- Budget 1.2b - disappointed by government settlement - £8m less; 2% increase for adult and social care (statutory obligation) £600m 50% of budget; 4.9% increase on Council Tax budget for everyone in Essex. Still in the top 10 responsible authorities across the country, want to stay there. Budget not approved yet.

Cllr van Dulken

- Hedge removed at Scotneys – investigating.
- Fishing lakes – owner (caravans etc) have now left the site, wooden structure permitted. Land has been advertised for sale on Carp culture website.
- Section 106 – progress on transfer of Bowtells Meadow. Still waiting for completion – Solicitors are pursuing.
- Hedingham Medical Centre - final business case has been sent to the NHS Integrated Care Board (replaced CCG's), decision early February.
- Bus Museum – Planning Application on hold until paperwork has been received from the Environment Agency re flooding.
- Wethersfield Airfield Asylum - 530 residents on site with additional onsite security.
- Weathersfield Prison - no decisions have been made by the MoJ on prison proposals.
- Appointed as representative to the Essex Flood Partnership, meets every 4 months.
- Excess waste procedure. Excess waste refers to additional waste in bags, boxes or loose rubbish that is presented either alongside or on top of grey bins. Households with grey bins are required to contain their residual waste within the bin and present it for collection with the lid closed. After 1 April 2024 any additional waste presented will not be collected. Where residents leave out excess waste, new rules regarding residual waste operations will apply visit <https://www.braintree.gov.uk/bins-waste-recycling/waste/5>
- 5 year land supply. The housing target for the District is set out in the Local Plan, an average target of 716 dwellings per year over the Plan Period 2013-2033. There is a supply of 5,070 dwellings projected to be completed in the five-year period 2023-2028, can currently demonstrate a 5.8-year supply of deliverable sites.
- Councillor Community Grant - £300 towards DDA compliant pavilion handrails.

24/006 Planning Applications – Received as at 05/01/24

23/02991/FUL | Erection of 1 No. 3 bedroom chalet bungalow | Land South Of, 4 Little Hyde Close, Great Yeldham. Consultation End: 11/01/24

Resolved: Object on the grounds of access for fire engine.

24/007 Planning Decisions as at 05/01/24

22/00552/HH Retention of 1.8m boundary fence adjacent to highway. Canie Hall, Toppesfield Road. **PENDING**

22/01781/HH Retention of single storey rear extension to outbuilding. Canie Hall Toppesfield Road. **PENDING**

23/01028/OUT | Outline planning application with all matters reserved for the erection of 1240 Sqm of B1, B2 and B8 commercial space with associated parking. | Gt Yeldham Water Treatment Works, Hedingham Road, Gt Yeldham. **PENDING**

23/02453/FUL | Proposed commercial development of 8 light industrial units/ (B8) and associated parking and access provision | Land North West Of The Old Council Yard, Hedingham Road, Great Yeldham. **PENDING**

23/02579/FUL | Erection of No.2 two storey two bedroom semi detached houses | Land South Of, 4 Little Hyde Close, Great Yeldham. **REFUSED**

23/02772/VAR | Variation of Condition 1 of permission 18/01475/REM granted 08/08/2018 for Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) following grant of Outline Approval 14/01254/OUT - For the erection of up to 60 no. dwellings and community use area.

Amendment would allow - To substitute revised plans for the apartment building to reflect the dormers as-built and further proposed remedial works to improve the appearance of the drawings. | Land At Hunnables Industrial Estate, Toppesfield Road, Great Yeldham. **PENDING**

23/02821/TPO | Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 8/07 T1- Oak Removal of low hanging branch | The Lines, High Street, Great Yeldham. **PENDING**

23/02781/HH Two storey side extension and single storey rear extension to form annexe accommodation. Single storey side extension to form garage. 16 Whitlock Drive, Gt Yeldham, CO9 4EE. **PENDING**

24/008

Memorial Request

To consider request received from a member of the public to erect a tree/bench on Bowtells Meadow in memory of their late son who lived in the village. Defer request to Bowtells Meadow Working Group to review and implement management plan for future requests, scheme and maintenance.

24/009

Men's Shed

Update Report by Cllr Lovell. The Men's Shed will now operate as an independent group and will be managed by the Great Yeldham Men's Shed Management Committee. The Parish Council would like to extend thanks to all those who have been involved in setting up the shed especially to Mr Sutton and Mr Ewers. Clerk to send letter of appreciation and thanks.

24/010

Budget and Precept 2024/25

To receive the Budget/Precept Proposal for 2024/25. A report was prepared by the Finance Working Group and presented to the meeting held on the 7th of December 2023 for comment. (Rpt circu) A General discussion was held on the proposed budget/precept and the six options put forward. Council finances were under pressure due to inflation and unavoidable commitments including £1,200 village hall hire for the Outreach PO Service; maintenance of Bowtells Meadow when transferred to the Parish Council estimated at £4k; increased costs for grounds maintenance works including grass cutting, verges, footpaths (maintained by the parish), hedges and tree works.. The Clerk reported that the Council Tax Base had increased from £658.22 2023/24 to £672.58 2024/25 due to the increase in dwellings. Councillors proposed Option 4 with a precept of £59,799, which represented the Parish element of the Council Tax Band D Annual Charge of £88.91 (a rise of £.0153 per week from 2023/24)

RESOLVED that the precept for 2024/25 be set at £59,799. All in favour

24/011

Clerks Report

Councillors to review actions list, update and report progress to date (Rpt circu).

- Flooding issue at Elm House, sandbags requested. Need to have some sandbags available more centrally as very heavy. **For note.**

24/012

To approve the monthly invoices and accounts due for payment. (Rpt circu).

Accounts for Payment Report circulated prior to the meeting. **RESOLVED: that payments be approved of £4,635.07 and payments authorised by BACS under delegated authority since the last meeting £1,592.42. All in favour.** Cllrs Rawlinson and Sargeant signed the Accounts for Payment.

- 24/013 Receipts and Payments for the period ending 31st December 2023 (Rpt circu.). To approve the statement of receipts and payments.**
The Clerk presented the Receipts and Payments report. Cllr Lovell reported that he had contacted two specialist suppliers for the DDA compliant handrails for the pavilion steps. Supplier one quoted £1,050 incl VAT, still waiting for quote from supplier 2. Clerk to proceed with grant application to BDC's Councillor Community Grant £300 with the balance funded through the underspend from Sports Ground Pest Control £450 and general underspend. There were no queries or comments.
RESOLVED: That the report is approved. All in favour
- 24/014 Information Exchange/Communication Received/Next Agenda Items Only For note and comment.**
- Public Meeting: Bowtell's Meadow/Churchfields Bridge on Thursday 18th January 2024, 7.00pm at the Reading Room, to hear about the proposed plans regarding Churchfields Bridge and Bowtell's Meadow. Representatives from ECC Highways will be there to answer questions. Further information visit <https://greatyeldhampc.co.uk/churchfield-bridge-proposal-for-new-access-road/>
 - The current Treasurer for the Sports Ground Management Committee is resigning from the 31st of January 2024. Position has now been filled.
- 24/015 Public Bodies (Admission to Meetings) Act 1960. Exclusion of the press and the public.**
In accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the Parish Council is invited to RESOLVE that the press and public be excluded from the meeting during consideration of the items 24/016 and 24/017 owing to the confidential nature of the business to be transacted and the public interest would not be served in disclosing that information.
- 24/016 Bowtells Meadow – Refurbishment of Play Equipment**
To consider the supplier submissions received for the refurbishment of the play equipment located on Bowtells Meadow and to select the preferred supplier as recommended by the Bowtells Working Group. Report Circulated for comments and decision.
RESOLVED: That Eibe is the preferred supplier to take plans forward.
- 24/017 Transfer of Bowtells Meadow to Great Yeldham Parish Council, S106 Agreement relating to the Southwest side of Church Road, Gt Yeldham, Essex dated 14th January 2020**
No action required.
- 24/018 Public Bodies (Admission to Meetings) Act 1960**
Re-admittance of the press and the public.
- 24/019 Date and time of next meeting.**
The next meeting of the Parish Council will be held on Thursday 1st February 2024

Meeting Closed: 8.50 pm.

Scheduled Meeting Dates:

The dates for all meetings are subject to change having regard to the business needs of the Council. Should it be necessary to revise the Timetable of Meetings, the amended Timetable will be re-published on the Council's website. (*Please check the website/notice board for Agenda for confirmation of meeting*):

- Thursday 1st February 2024
- Thursday 14^h March 2024