

Minutes of Great Oakley Parish Council Meeting

Held at The Village Hall 7.30pm Tuesday 15th September 2015

Present: Mr S Huk – Chairman, Mr T Spurge – Vice Chairman, Mrs J Mason, Mr J Tierney, Mr M Keating, Miss N Booth, County Cllr A Erskine

Apologies: Mr N Daniels, Mr B Eaton, Mr M Bransby, District Cllr T Howard

Chairman opened meeting at 7.30pm.

Declaration of Interest: There were none declared.

Public Participation: There were two members of the public present.

Mrs Ling referred to comments which were made at the planning meeting held in August. These were regarding “third party” comments about the standard of cleanliness of the Hall in the past and Mrs Ling asked if those people had been invited to see the changes which have been made to the Hall. Miss Booth said they haven’t but thought this was a good idea. Cllr Erskine suggested we advertise the Hall using photos along with a price list in Coast to Coast and on our website.

Mrs Sewell reported fly tipping at The Soils that Cllr Howard had already reported to Tendring District Council. She also commented that TDC are supposed to be checking this area twice a week. Cllr Erskine said that the only thing we could do is encourage recycling centres to take more of this type of refuse.

Minutes of meeting held on Tuesday 21st July 2015, after being circulated, were proposed as correct by Mr Tierney, seconded Miss Booth, carried unanimously.

Progress Report:

Post Office

The post office have been successful in securing funding for a safety screen and a lock for the kitchen door; they have been invited to submit details to us for discussion.

Pavement near Allotments

We have received reports regarding the overgrown pavement near the allotments. Cllr Howard reported this to TDC who agreed to cut it back as children would be walking to school this way. TDC pointed out that the allotment holders were responsible for cutting back their vegetation from the pavement and they have been advised of this.

Sub Committees

As we have a new Councillor Mr Keating, we invited him to express an interest in the sub committees we currently have. He expressed an interest in TDALC and Public Rights of Way so we contacted Mr Tierney and Mr Bransby who are happy for Mr Keating to assist on these committees.

Account and Minute Book

The new account and minute book were ordered.

A120 Harwich Road Junction Improvements

Mr Tierney circulated information regarding work which will be carried out next year.

Highways: Mistley Parish Council have recently had new village signs installed. Mr Daniels had asked how these were funded and it appears they were paid for by Mistley PC. Cllr Erskine informed us that Thorpe le Soken Parish Council were looking into purchasing something similar and it was agreed we would contact them to obtain an indication of the cost.

Mrs Mason reported a tree which has fallen down near a footpath in Wix. Chairman suggested she contact Highways and/or Wix Parish Council.

Mr Spurge asked if there had been any updates regarding the drainage at The Soils. Chairman said as far as we were aware there hasn't been any; the last we heard Highways were pursuing the landowners.

Cllr Erskine brought to our attention the lack of advisory signage through the Maltings and his intention to request they are installed in the vicinity of the houses. Mr Keating asked about horse warning signs; Cllr Erskine and Mrs Mason observed that they doubted people would reduce their speed for horses because of signs.

Village Sign: After agreeing Mr Daniel's proposed design we asked local craftsmen to quote to have it made, either in wood or steel. After waiting a considerable amount of time we did not receive a response from the carpenter. We did receive a quote from the Black Smith which was very competitive with prices we have previously obtained from larger manufacturers so after discussion it was agreed to order the sign which will be made from steel. Proposed Chairman, seconded Miss Booth, carried unanimously.

Mrs Mason asked if Stones Green could also have a sign and Chairman said this will be a project for the future, as funding allows.

Street Lights: This will be deferred for one more month.

Street Light Consultation

Cllr Howard has informed us that following Essex County Council's switch off of their street lights between 1am and 5am, TDC have set aside £160k to offer to ECC to put the lights back on for a year although he feels it is unlikely ECC will accept the offer. TDC are aware that not all areas want their ECC lights putting back on they are undertaking a consultation at Parish level to identify which Parishes want their ECC lights included in any switch on and, as the only ECC street lights in our Parish are in Partridge Close and as we have not received any significant comment from the residents seeking the lights back on, we will make no comment.

Cllr Erskine said some residents can feel insecure and it has been reported that three cars have been stolen from Partridge Close and potentially security lighting on properties would alert the residents more effectively than if the street is lit up all the time.

Cllr Erskine suggested that Parishes work together to get a better price for street light contracts and believes this matter will be raised at a TDALC meeting in the near future.

Triangle – Stones Green: Mrs Mason requested a bench for the Triangle at Stones Green and it was agreed we would get some prices ready for discussion. Mrs Mason also asked if the direction sign could be relocated nearer the road so it would be more visible to motorists.

Village Hall/New Village Hall: There is nothing new to report at this time.

Public Rights of Way: Mr Tierney reported the footpath between the church and our burial ground is overgrown. We will have a look and report to TDC's Rangers.

TDALC Report: Mr Tierney said there will be a meeting in a weeks time.

Planning: A public meeting was held at The Village Hall at 7pm on Tuesday 18th August 2015 to discuss the planning applications as set out below. Chairman, Miss Booth, Mr Tierney, Mr Daniels, Mr Spurge, Mr Thompson, Dr Coggan and approximately 20 members of the public were present.

Application No: 15/01084/FUL

Proposal: Erection of agricultural building

Location: Mill Pond Farm Hill Road Great Oakley Harwich

After discussion there were no objections made.

Application No: 15/01168/FUL
Proposal: Proposed cartlodge and woodstore
Location: Oakley Cottage Pesthouse Lane Great Oakley Harwich

After discussion there were no objections made.

Tree Preservation Order No: 15/00008/TPO
Location: Land to North of Break of Day and Newlands, Beaumont Road
Great Oakley Essex

After discussion it was agreed the trees are of no significant merit and we are no more in need of a TPO on these trees than any other in the village so for this reason we do not support this application.

Application No: 15/01080/OUT
Proposal: Hybrid application consisting of:
Outline planning permission for the erection of 51. no 2/3/4 bed dwellings to passivHaus Standards.
Full planning permission for public open space including a village green & children's play area & the provision of a village hall, doctors surgery & village shop.
Location: Allotment Field adjacent Great Oakley Primary School Beaumont Road
Great Oakley Essex

After considerable discussion, it was clear Mr Thompson was prepared to take the comments of the meeting into account and make some amendments to his application, however to meet our deadline for a response, due the following day, Chairman summarised the feeling of the meeting and we commented on the application as follows:

Whilst Great Oakley Parish Council continue to support the Allotment Field Development in principle on the basis that it will provide a New Village Hall, Car Parking and open green space for the benefit of the community, we can not support the current submission due to the imposition of a new Doctors Surgery and Shop in extremely close proximity to the proposed New Village Hall.

One of the anticipated benefits of the project was to have the New Village Hall car park available for the use of parents dropping off and picking up children at the adjacent All Saints Primary School. The addition of the Surgery and Shop in the same location, without any additional car parking provision, means the Village Hall Car Park is likely to be used for staff, patient and customer parking throughout the day. With the car park substantially full, parents are likely to continue their current practice of parking on the main road, causing as obstruction and increasing the risk of a serious accident. Furthermore, with the car park being in constant use by the Surgery and Shop, there is likely to be inadequate provision of parking to fully utilise the New Village Hall.

The addition of the Surgery and Shop is likely to increase traffic movements in to and out of the development.

The currently proposed New Village Hall is significantly smaller than previously discussed and we feel will not adequately meet the requirements of the community.

We understand there are some minor disagreements with the adjacent landowner regarding the exact location of boundaries (the adjacent land also being subject to a current Planning Application for residential development 15/00987/OUT).

The Design and Access Statement submitted as part of this application indicates a phased approach with the Village Hall being part of a second phase, to be constructed after phase 1 has delivered and sold the first 27 houses. This is absolutely unacceptable and runs contra to all previous discussions.

In light of the above comments, Great Oakley Parish Council oppose the currently submitted application and suggest it is amended in the following manner and re-submitted.

1. *The proposed Doctor's Surgery and Shop should be relocated to another part of the development with its own, separate car parking provision.*
2. *The proposed New Village Hall should be moved North East on the proposed plot to allow an area to the south for marquees, events and potential future expansion of the hall (as originally shown on feasibility study drawings).*
3. *The size of the main hall within the building should be increased to a minimum of 18 m x 10 m to provide adequate facilities (as originally shown on feasibility study drawings).*
4. *The construction of the New Village Hall should form part of the first phase of the development and this should be ensured by imposition of suitable planning conditions, for example that "no more than five houses can be occupied before the completion of the New Village Hall" and this should be backed up with a legally binding unilateral undertaking with the landowner.*
5. *Consideration should be given to a "joint approach" with the proposer of the adjacent application to get the best overall outcome, especially with regards to the access to the site.*

There being no further business, Chairman thanked everyone for attending and closed the Planning Meeting at 9pm.

Town and Country Planning ACT 1990 – Appeal under section 78

Site Address: Land adjacent Chapel Cottage Stones Green Road Great Oakley
Description: Demolition of storage shed and log cabin and erection of detached 1 bedroom dwelling with associated access, parking, landscaping and ancillary works.

After discussion we have no comments to make.

Local Plan Consultation – Issues and Options Consultation

This is the latest stage in TDC's consultation on their Emerging Local Plan with the deadline for responses on the 13th October.

Chairman reported that there does not appear to be any direct impact upon our Parish although people are being asked to submit potential development sites. If there are a number of additional sites put forward for development within the Parish we would have a public meeting to discuss them.

Cllr A Erskine commented that 600 houses need to be built between now and 2023.

Accounts for Payment:

Parish Council Income

Community Initiatives Fund	Grant (Village Hall floor)	£2,373.00
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Parish Council Expenditure

Jobsihate	Grass Cutting	722291	£ 578.90
Lambert Smith Hampton	Recreation Field Lease	722292	£ 275.00
A & J Lighting Solutions	Street Light Maintenance	722293	£ 46.08
E-On	Street Lighting	D/D	£ 96.78
Miss J Bootyman	Wages	722294	£ 248.06
A & J Lighting Solutions	Street Light Maintenance	722295	£ 46.08
E-On	Street Lighting	D/D	£ 96.78
Jobsihate	Grass Cutting	722296	£ 578.90
Miss J Bootyman	Wages	722297	£ 248.06
Mrs Mason	Mower Expenses for Triangle	722298	£ 55.24
Miss J Bootyman	Account and Minute Books	722299	£ 220.49
Miss J Bootyman	Expenses	722300	£ 21.89

RCCE	Membership	722301	£ 66.00
TOTAL			£2,578.26

Village Hall Income

Art Club	Hall Hire		£ 17.00
Dog Club	Hall Hire		£ 68.00
Table Top & Quiz Night	Hall Hire		£ 34.00
Books	Donations		£ 9.20
Band Practice	Hall Hire		£ 21.00
Post Office	Hall Hire		£ 200.00
Toddler Group	Hall Hire		£ 170.00
Yoga	Hall Hire		£ 17.00
Art Club	Hall Hire		£ 17.00
Band Practice	Hall Hire		£ 21.00
Band Practice	Hall Hire		£ 21.00
Toddler Group	Hall Hire		£ 51.00
Band Practice	Hall Hire		£ 21.00
Art Club	Hall Hire		£ 17.00
Band Practice	Hall Hire		£ 21.00
Art Club	Hall Hire		£ 17.00
Dog Club	Hall Hire		£ 85.00
Post Office	Hall Hire		£ 100.00
TOTAL			£ 907.20

Village Hall Expenditure

Julia Turner	Wages	400716	£ 140.84
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Julia Turner	Cleaning products	Cash	£ 28.76
Affinity Water	Water	400718	£ 152.65
Essex Contract Flooring	Extra Matting	400719	£ 108.00
PRS	Music Licence	400720	£ 118.85
TOTAL			£ 689.94

After being circulated, accounts proposed as correct by Mr Tierney, seconded Mr Spurge, carried unanimously.

Uncashed Cheque

During the financial year of 2014/15, a cheque was issued to Mrs Mason for repairs to the mower used on the Triangle in Stones Green. This cheque has not been paid into the bank so did not clear our account. It was agreed to issue a replacement for £62.00 by all Councillors.

Minimum Wage

We have been advised by our payroll company that the minimum wage will increase to £7.20 per hour from the 1st October 2015. The Caretaker/Cleaners wages will reflect this.

Wreath

Every year we place a wreath at the War Memorial and we have donated £40 for the wreath to the Royal British Legion in previous years. It was proposed to do the same this year by Mr Tierney, seconded Mrs Mason, carried unanimously.

Correspondence:
Highways England

We received a letter from Highways England regarding the resurfacing work of the A120. This explained in detail the diversion which will be used. The full letter is available to view upon request.

Amey

We also received a letter from the company who will carry out the work on the A120, explaining what is scheduled to be carried out. Again, this full letter is available to view upon request.

There being no further business, Chairman closed meeting at 9.30pm.

Signed.....

Dated.....