



CRESSING PARISH COUNCIL
Minutes of a meeting of Cressing Parish Council
held on Wednesday 12th September 2018 at 7.30pm
at St Barnabas, Claud Ince Avenue, Cressing



Present

Cllr John Lawton - Chairman
Cllr Ian Aston - Vice Chairman
Cllr Charmian Goundry
Cllr Colin Haines
Cllr Steve Watts

In attendance

Mrs Christine Marshall (interim Parish Clerk & Responsible Financial Officer)
Mrs Amanda Adcock – Parish Clerk & Responsible Financial Officer
County Councillor Robert Mitchell
District Councillor James Abbott
District Councillor Kevin Bowers
Five members of the public
Countryside Properties:
Darragh Harnett (DH) – Land & Planning Director
Emma Woods (EW) – Senior Planning Manager
John Dearsley (JD) – Senior Construction Planner
Strutt & Parker
James Firth (JF) – Head of Chelmsford Planning

18/155 CHAIRMAN'S WELCOME AND REPORT

The Chairman welcomed all attendees and raised the following:

- Neighbourhood Planning comments are required by the end of September
- Comments appearing on Facebook re Bellway development site re noise and dust. The Chairman stated that the Parish Council is aware of these situations and have discussed with Bellway measures to manage these issues.
- It has been reported that Bellway are already marketing houses on the site. The Chairman has spoken with Braintree District Council who confirmed that under Reserved Matters of their planning permission, no property can be occupied until all Reserved Matters are complete to the satisfaction of BDC and they will be reminding Bellway of their obligations.
- Other development applications are being monitored, but to date they have not been listed for Planning Committee decision.
- The Chairman took this opportunity to welcome Amanda Adcock as the new Parish Clerk and Responsible Financial Officer and to thank Christine Marshall for stepping in to maintain the business of the Parish Council in the period between the post becoming vacant and Amanda Adcock being appointed.

18/156 APOLOGIES FOR ABSENCE

Apologies were recorded on behalf of Cllr Morland who is unable to attend the meeting, and Cllr Watts who had been delayed and would join the meeting later. **It was resolved** to accept these apologies.

Proposed: Cllr Aston, seconded: Cllr Haines

18/157 DECLARATIONS OF INTEREST

All Councillors declared an interest in agenda items related to the Neighbourhood Plan, but have dispensation to discuss and vote.

Cllr Goundry declared non-pecuniary interests for reasons of land ownership adjacent to sites mentioned as follows:

- item 18/164.iii - 18/00005/SCR | Screening Request - Proposed development for the erection of an A1 (bulky goods) retail unit | Land South of Millennium Way Crossing
- item 18/164.vi - 18/00921/FUL and 18/00920/FUL | Demolition of existing buildings on site and erection of 65 and 80 respectively residential dwellings with associated open space, landscaping, amenity space, car and cycle parking and other associated works Appletree Farm Polecat Road Crossing Essex

There were no disclosable pecuniary interests. Members of the council are subject to the Local Authorities Code of Conduct Order 2007 (SI 2007/1159) (The Revised Code) with the additional, non-mandatory, section 12(2).

18/158 COUNTRYSIDE DEVELOPMENTS

DH introduced Countryside and explained the purpose of attending the meeting was to provide an overview of their plans for site known as Land between Braintree Road and Mill Lane, Crossing, application no. 16/02144/OUT. The following points were noted:

- The application was originally for 300 dwellings, then reduced to 225 to provide more open space (approx. 5.70ha) after Heritage Services consultation comments
- Maximum dwelling height will be 2-storeys in sensitive areas close to existing properties and outside of the development, 2.5 story maximum inside the development
- Developer contributions estimated to be:
 - £104,022 – S.106
 - £85,169 – healthcare
 - £350,000 outdoor sport contribution
 - £250,000 early years' care
 - £730,000 towards primary education
 - £145,000 towards secondary schooling
 - £5,600 – recycling facilities
- 40% affordable housing
- Working hours at the site will be 8.00 to 18.00 weekdays, 08.00 to 13.00 Saturdays. No work to be undertaken at any other time or on Sundays.
- Construction traffic will use A120 and B1018 with direct access from the B1018. Delivery times will be outside of school start/finish times.
- All suppliers will be provided with details for site access and delivery times.
- Vehicle movements estimated to be 20 x 8-wheel vehicles per day at the start of the development, reducing to 4 per day as development proceeds. These figures include concrete delivery lorries.
- Development compound to be provided for all vehicles within the site, no local road parking will be permitted
- Audible reversing vehicle signals will be kept to a minimum but must remain within health and safety requirements
- All mud will be washed from vehicle wheels before leaving site (water discharge to specific gulley, no run-off to highways), with mechanical site sweeping three times per week, dust levels minimised through dampening actions
- Site and Project Managers details will be displayed at site
- Site management contract protects environment, ensures health and safety measures and compliance, and values workforce. Any reports of site or workers not meeting those standards will be addressed promptly.
- Roundabout to be constructed to ease traffic flow and access to the school, but programme for the work not yet submitted to BDC and Essex Highways

Comments noted:

- Cllr Abbott – no surgery provision in Cressing. Surgery in Silver End is at capacity and there are a further two developments planned for Silver End, highlighting the lack of communication between developers, District and County Councillors to address the effect on local and strategic services. EW explained that the figures had been calculated with Essex County Council and the figures quoted would be provided to the relevant bodies to provide services.
- Cressing Community Hall Fund (CCHF) asked why the amount towards a new Community Hall had reduced from £750,000 and there was no mention of land to be gifted, but a larger amount was earmarked for outdoor sports contribution. DH explained that BDC had identified the amounts, but no discussions had yet been held with the local community or councillors. The S.106 amount had been approved by BDC.
- The increased traffic movements caused by the large developments being planned will serve to divide the Parish of Cressing as it will be impossible to cross the B1018 and will be divisive in terms of school enrolment. Countryside were requested to look at previous correspondence in this regard.
- Countryside were requested to forward a copy of the S106 Agreement to the parish Council.
- As part of the planning conditions, Countryside will provide a Method Statement to BDC that will address safeguarding children attending the school

Other matters discussed:

- Countryside will support the Cressing Neighbourhood Plan and will be submitting comment
- Archeological investigative work will take place prior to any site work and trial trenches will begin week beginning 17th September
- Reserved Matters application to be submitted to include details of landscaping work will be submitted and consultation through BDC commenced
- Architects currently studying existing designs in the village to inform dwelling design. Whilst Countryside envision a more traditional design, BDC favour something more modern. Initial site layout was shown, but it remains a “work in progress”
- Key connections are being identified, including links through to the station, the Bellway site and the B1018. Footpaths and cycle ways are being included within the site.
- Lack of shop facilities and other facilities shown on plans, leading to reliance on existing facilities within the parish and with the other developments proposed causing the parish to become car dependent. DH advised that where these had been included at other sites, it has been difficult to find people/organisations to operate them.

The Chairman thanked Countryside and Strutt & Parker for attending and looks forward to receiving clarification on the many points raised.

18/159 SECTION 106 AND DEVELOPER CONTRIBUTION AGREEMENTS

The Chairman advised that copies of all S.106 and Developer Agreements had been requested from BDC and receipt is awaited. Those members of the public who had requested this discussion confirmed that their queries had been answered during the meetings and consequently did not feel further discussion was required.

The Clerk requested a proposal to remove this item from the Agenda. **The Chairman proposed this item should be removed. Proposed: Cllr Aston, seconded: Cllr Haines, all in favour.**

18/160 REPORTS BY DISTRICT AND COUNTY COUNCILLORS

County Cllr Mitchell reported:

1. Work is being undertaken to improve the rail service for Greater Anglia, which will include the branch line through Cressing.
2. Until the accident on ashes Road goes to court (no dated yet advised), the report on the accident will not be available for public viewing.
3. Cllr Michell with discuss with Jasmine Wiles (Local Highways Liaison Officer) regarding traffic count along Church Road.

District Cllr Bowers had no items to report.

District Cllr James Abbott reported:

- i. Following Graham Butland's (Leader, BDC) decision to proceed with Option 2 of the Inspector's report on the Local Plan, BDC's position has deteriorated on its housing requirements. This could result in more speculative planning applications being granted.
- ii. BDC Planning Committee scheduled for 25th September has been cancelled, next scheduled meeting 9th October.
- iii. Decision date on Integrated Waste Management Facility has been postponed again until November.
- iv. Cllr Abbott continues to respond to applications in respect of 18/00920 & 18/00921 Appletree Farm.
- v. Next Local Highways Panel 11th October.
- vi. Following a Freedom of Information request, BDC has confirmed that some waste, e.g. cardboard, is sent abroad for disposal.
- vii. Councillor Community Grants are still available.

18/161 PUBLIC PARTICIPATION SESSION

The following items were raised:

- Stephenson's of Essex Ltd (bus service) to be asked to publish timetables at the stops by Wyeveales **Action: Clerk**
- Dust cart to be booked at The Willows and St Barnabas. Date to be decided. **Action: Clerk**
- Lions Club Braintree Christmas float to be booked for Cressing. Date to be agreed. **Action: Clerk**
- ECC to be requested to spray weed-killer along footpaths to clear them.
- Litter has not been picked along the B1018 or other areas. **Action: Clerk**

18/162 MINUTES OF THE MEETINGS HELD ON 8th AUGUST 2018

The Minutes of the Parish Council Meeting held on 8th August 2018 were confirmed as a correct record and were duly signed by the Chairman. **Proposed: Cllr Watts, seconded Cllr Haines, all in favour.**

18/163 PLANNING

- i. 18/01383/FUL and 18/01384/LBC | Proposed single storey rear addition and link | Schills Farm Barn Lanham Green Road Cressing Essex CM77 8DR – Support providing any conditions recommended within Listed Buildings' response are adhered to.
- ii. 18/01381/FUL | Two storey side extension & extension to existing porch. | Brownings Farm 1 Jeffreys Court Jeffreys Road Cressing Essex CM77 8JP – the Parish Council has no comment to make.
- iii. 18/00005/SCR | Town & Country Planning Act 1990 (as amended), Town & Country Planning (Environmental Impact Assessment) Regulations 2011 - Screening Request - Proposed development for the erection of an A1 (bulky goods) retail unit | Land South Of Millennium Way Cressing Essex – the Parish Council supports the comments made

- by Cllr Abbott.
- iv. 18/01287/FUL | Demolition of twelve unity-housing flats and twenty garages and the construction of seventeen affordable homes consisting of two one-bed bungalows, eleven two-bed houses and four three-bed homes for rent and shared ownership including associated external works, parking and landscaping | Garage Area And Land At 15 - 16 The Close Tye Green Cressing Essex – the Parish Council will highlight the loss of privacy and part of the development overlooking neighboring properties.
 - v. 18/01063/FUL and 18/01064/LBC | Erection of extension to the Old Granary comprising bedroom with en-suite and kitchen | Hungry Hall Cressing Road Cressing Essex CM8 1RL - the Parish Council has no comment to make.
 - vi. 18/00921/FUL and 18/00920/FUL | Demolition of existing buildings on site and erection of 65 and 80 respectively residential dwellings with associated open space, landscaping, amenity space, car and cycle parking and other associated works | Appletree Farm Polecat Road Cressing Essex – the Parish Council will raise a further objection due to restricted width and length of pavements unsuitable for additional traffic putting pedestrians in danger.
 - vii. 18/01431/FUL | Proposed new front ground floor window, single storey rear/side extension, first floor rear/side extension and new garden shed. | Doris House Tye Green Braintree Road Cressing Essex CM77 8HU - the Parish Council has no comment to make. 17/02300/FUL | APPEAL Proposed new front ground floor window, single storey rear/side extension, first floor rear/side extension | Doris House Tye Green Braintree Road Cressing Essex CM77 8HU - the Parish Council has no comment to make.
 - viii. 18/01498/FUL | Erection of 6 no. dwellings and associated roads, car parking and landscaping. | Land Adjacent Leyfield Braintree Road Cressing Essex – the Parish Council has previously commented on this application but will submit a supplementary objection related to visibility splays that should not be determined by the developer, but by Essex Highways.

EXTENSION OF MEETING

In accordance with Standing Order 3w, it was proposed that the meeting should be extended beyond 2 hours and 30 minutes to conclude all business listed on the Agenda. **Proposed: Cllr Aston, seconded: Cllr Haines, all in favour.**

18/165 FINANCE

i. Progress against budget as at 31st August 2018

The cash-book report was presented. There were no comments.

ii. A motion to approve bank reconciliation as at 31st August 2018

It was resolved that the bank reconciliation statement at 31st August be approved.

Proposed: Cllr Lawton, seconded Cllr Haines, all in favour.

iii. A motion to approve August 2018 Payments/Cheques

The list of payments was presented. There were no queries and **it was resolved** to approve the payments as follows.

Proposed: Cllr Lawton, seconded Cllr Haines, all in favour.

23/08/2018	BT	Phone charges	30.11	DD
04/09/2018	SSE	August charges	258.33	300071
04/09/2018	SSE	Standing charge	3.29	300072
04/09/2018	DAC Planning	Neighbourhood plan support	930.00	300073
04/09/2018	BT	Broadband	111.00	DD
04/09/2018	A & J Lighting		389.70	300074
04/09/2018	A & J Lighting		496.80	300074
04/09/2018	A & J Lighting		411.30	300074

12/09/2018	J Adshead-Grant	96.00	300075
12/09/2018	C A Marshall	383.21	300076
12/09/2018	HMRC	95.80	300077
12/09/2018	C A Marshall	21.23	300078
12/09/2018			
		£3,226.77	

iv. There were no payments received

18/166 OFFICE ACCOMMODATION

It was agreed that the Clerk should seek costs of replacing the chairs, desk and table in the office to comply with Health & Safety Executive regulations.

18/167 INFORMATION EXCHANGE

The Clerk was requested to include Agenda items for the October meeting:

- Village planting

Action: Clerk

18/168 NEXT PARISH COUNCIL MEETING

Next Parish Council meeting - Wednesday 10th October 2018, 7.30pm, at St Barnabas, Claud Ince Avenue, Cressing

Items for inclusion on the Agenda to be sent to the Parish Clerk to be received no later than 12 noon on Tuesday 2nd October 2018.

The meeting closed at 9.55pm

Dates agreed for meetings 2019:

January	9 th	7.30pm
February	13 th	7.30pm
March	13 th	7.30pm
April	10 th	7.30pm
May	15 th	7.00pm start – Annual Meetings
June	12 th	7.30pm
July	10 th	7.30pm
August	14 th	7.30pm
September	11 th	7.30pm
October	9 th	7.30pm
November	13 th	7.30pm
December	11 th	7.30pm