

MINUTES of a Meeting of the COUNCIL held at 7.45pm on Wednesday 26 June 2019 in the Day Centre, Crafton Green, Chapel Hill, Stansted Mountfitchet, Essex

**PRESENT** Cllr M Caton (Chairman), Cllrs A Barnes, D Brett, J Harding, M Jessup, J Kavanagh, A Khan, A Miti, J O'Brien, F Richards, G Sell and T van de Bilt

**ATTENDING:** Mrs R Clifford - Clerk  
Mr T Lloyd - Assistant to the Clerk  
County Cllr R Gooding  
Dist Cllr M Caton  
5 members of the public  
1 member of the press

## 99 APOLOGIES

Apologies for absence were received from Cllr J Hudson and D Wallace-Jarvis

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## PUBLIC PARTICIPATION

A member of the public raised concerns over the length of time it was taking Essex Highways to repair the sink holes on Chapel Hill. He then went on to provide an update on the campaign for a second pharmacy in the village.

A member of the public sought support for planning application 1, change of use from B1/B8 to B2. Garage for vehicle servicing, repairs, maintenance and MOT testing.

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## 100 DECLARATIONS OF INTEREST

Cllrs Brett, Richards and Sell as residents of Spencer Close in relation to planning application UTT/19/1150/HHF - 27 Spencer Close

## 101 MINUTES OF THE FULL COUNCIL MEETINGS HELD ON 5 JUNE 2019

**RESOLVED** to accept the minutes of the of the meeting held on 5 June 2019 as an accurate record

**102 MATTERS ARISING** - none

**103 CHAIRMAN'S REPORT-** attached

## 104 a DISTRICT COUNCILLORS' REPORT

Dist Cllr Caton reported:

- An Extraordinary Council Meeting on 28 June will be considering issues related to the Stansted Airport S106 agreement
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- UDC have written to the Inspector regarding the Local Plan. Given the time limitations he does not expect the plan to be withdrawn.
- A review is being undertaken in relation to the procedures UDC has in place for considering major planning applications such as the airport.
- Changes to the governance procedures will soon be put in place.

Dist Cllr Khan reported:

- He has been on a number of training course for new councillors

Dist Cllr Sell reported:

- A number of the new councillors are unlikely to support the Local Plan as it stands but he considers they have very limited room to manoeuvre.
- The Highways Panel are looking into ways of getting improved signage for Grove Hill
- External appointments were agreed at a recent Cabinet Meeting

Cllr O'Brien suggested that some kind of barrier was needed to stop over weight lorries accessing Grove Hill.

Cllr Brett sought clarification on UDC's investment policies. Cllr Sell said that the new council had yet to decide if a change of policy should happen.

#### **104 b COUNTY COUNCILLOR'S REPORT**

County Cllr Gooding reported:

- He would like to see signage for Grove Hill much further back towards Elsenham to prevent lorries having to manoeuvre to turn round once they approached Stansted.
- He is pressing for action to clear the pavement on Pines Hill
- It is important the UDC Local Plan is approved if ECC are to be able to plan for the provision of school places, social services etc.
- A young person from Essex has been elected on to the British Youth Council

Cllr Gooding was requested to ensure that some kind of retaining measures be put in place when the footpaths are cleared to prevent the soil sliding back on to the path.

#### **105 FINANCE**

##### a) Payments for authorisation

The list of payments was considered and subsequently approved.

##### b) Accounting Statements 2018-19

The Clerk explained that, since the Council had approved the Accounting Statements at the meeting on 5 June, she had discovered an error in the value of the Council's assets. Two figures had been included erroneously in previous years and the accountants had been asked to address

the issue and correct the Statements. This had been done and the revised document had been circulated to all members with the agenda.

Having been proposed by Cllr Richards and seconded by Cllr O'Brien, it was unanimously

**RESOLVED** to approve the revised Accounting Statements 2018-19.

## 106 PLANNING APPLICATIONS

- 1 UTT/19/1253/FUL - former Millway Stationery, Chapel Hill  
Change of use from B1/B8 to B2. Garage for vehicle servicing, repairs, maintenance and MOTs

There was strong support for this application and members are keen to ensure this area is designated for commercial activity.

- 2 UTT/19/1324/FUL - The Thatch, Elsenham Road  
Erection of 1 no. dwelling with attached garage (amended scheme to that approved under UTT/17/2050/FUL)

Members felt that their comments on about the previous application were still applicable.

Any TPO must be adhered to and the vista must be protected.

- 3 UTT/19/1072/HHF - 60 Bentfield Green  
Amendment to UTT/2246/07/FUL - changes to side porch (front door) to create an enclosed hallway

No Comment

- 4 UTT/19/1251/HHF - 25 St John's Road  
Proposed ground floor extension, internal alterations, loft conversion with dormer and all associated works

No Comment

- 5 UTT/19/1321/HHF - 3 Harbridge Close  
Single storey rear extension and garage conversion. Installation of new bi-fold doors and insertion of 2 flat rooflights and 2 Velux rooflights

Parking standards must be adhered to.

- 6 UTT/19/1150/HHF - 27 Spencer Close  
First floor rear extension

No Comment

- 7 UTT/19/1340/HHF - Warmans Farm, Burton End  
Installation of swimming pool and surrounding patio

No Comment

- 8 UTT/19/1412/HHF - El Granero, Burton End  
Single storey side extension

No Comment

**107 HIGHWAYS SUB-COMMITTEE MINUTES OF 12 JUNE 2019**

**RESOLVED** to accept the minutes of the meeting.

**108 FINANCE AND GENERAL PURPOSES COMMITTEE MINUTES OF 12 JUNE 2019**

Minute 93 – Investment Strategy. Having been proposed by Cllr O’Brien and seconded by Cllr Sell, it was unanimously

**RESOLVED** that the Parish Council adopt the draft Investment Strategy.

**RESOLVED** to accept the minutes of the meeting.

**109 LIBRARY - TO CONSIDER WHETHER THE COUNCIL WOULD CONSIDER THE PRINCIPLE OF A COMMUNITY RUN LIBRARY**

The Chairman gave some background to this item stating that Essex County Council were inviting Expressions of Interest from communities who would consider having a volunteer-run library.

Concerns were expressed about the difficulty in recruiting a reliable team of volunteers who would have the requisite skills to provide the level of service that a fully qualified librarian could offer. The quality and range of books that could be offered was also highlighted as a concern. Cllr van de Bilt explained that he had been involved with Community Libraries in Cambridgeshire and they are generally not viable for the reasons stated. The volunteer base, in areas where the library is important from a social need aspect, tends to be lacking. Cambridgeshire’s voluntary libraries are part of the county network for book supply but they could not survive without that. Cllr Sell said he had been unable to receive any confirmation from Cllr Barker that Essex Libraries would remain within the network.

Having been proposed by Cllr Caton and seconded by Cllr Richards, it was unanimously

**RESOLVED** that Stansted Mountfitchet Parish Council should not submit an Expression of Interest to Essex County Council.

Seconded by Cllr Richards and unanimously agreed

## **110 TO CONSIDER THE OPTIONS FOR, AND TAKE A DECISION ON, THE FUTURE OF CRAFTON GREEN HOUSE**

The Chairman explained that some of the information which would be discussed under this item was commercially sensitive. It was therefore unanimously

**RESOLVED** that due to the confidential nature of the business to be transacted, the press and public be instructed to withdraw.

In addition, due to conflicts of interest with one party, the Clerk and Assistant to the Clerk also left the meeting. The matter was then discussed and notes taken by Cllr Jessup.

The Chairman asked all councillors whether they had received and read all the paperwork circulated from the working group regarding Crafton Green House - councillors confirmed that this was the case.

Cllr O'Brien gave a summary around the reasons for borrowing from the FHP S106 fund and the need to start repaying. He also gave a summary of the options discussed for CG House which included demolish and create a larger carpark, sale of the freehold or commercial lease. He also explained why the working group's preferred option was a commercial lease.

Cllr Barnes stated that the charity would be of benefit to the village but that the repayment of the S106 funds was also important. Cllr Sell said that he had sympathy for the charity's case and that if the finances were different, we could possibly be more altruistic about our decision, but that we have a duty to our parishioners to repay the S106 funds and in this case the lease to a commercial company provided a better deal to the parish.

Cllr Richards commented that her heart was with the case for the charity but her head was with the commercial venture. Cllr Brett queried the reduction in rent and whether the commercial company should get their whole investment back as a rebate. There was some general discussion on this point, and it was decided that this would be a discussion best left to when the terms of the lease were negotiated, but an annual rental figure had been suggested by a commercial surveyor.

Cllr O'Brien pointed out the essential difference between the two proposals was a £140k investment in the building against £20k investment. He said that the community was important and if we could afford it, we would go with the charity but that the bottom line was that we could not afford it.

Cllr Khan asked whether a full financial study had been carried out and Cllr Jessup stated that this had been done recently by Coke Gearing, the report was available for anyone wishing to see it. Cllr Richards thought that the budget for the charity was unrealistic and that there would be issues for disabled access. It was generally thought that there may be other options available to the charity to pursue. The councillors decided they were ready to take a vote and the meeting was re-opened to the public.

Having then been proposed by Cllr Jessup and seconded by Cllr Khan, it was unanimously

**RESOLVED** to lease Crafton Green House on a commercial basis to the company which had expressed an interest, terms to be agreed by the working group and reported back to the Full Council.

**111 PLANNING APPLICATIONS DETERMINED** - list circulated with agenda.  
Meeting closed at 9.40 pm