

STANSTED MOUNTFITCHET PARISH COUNCIL**FULL COUNCIL**

MINUTES of a Meeting of the COUNCIL held at 7.45pm on Wednesday 31 October 2018 in the Day Centre, Crafton Green, Chapel Hill, Stansted Mountfitchet, Essex

PRESENT: Cllr M Caton (Chairman), Cllrs C Dean, J Hudson, M Jessup, P Jones,
J Kavanagh, J O'Brien, F Richards, J Salmon, V Trundle, & D Wallace-Jarvis

ATTENDING: Mrs R Clifford - Clerk
Mr T Lloyd - Assistant to the Clerk
Dist Cllr A Dean,
Cty Cllr R Gooding
Three members of the public

263 APOLOGIES

Apologies for absence were received from Cllrs A Barnes & G Sell

PUBLIC PARTICIPATION

A member of the public spoke on the Airport expansion planning application.

264 DECLARATIONS OF INTEREST

Cllr Dean- Chair of Day Centre Management Committee (270)
Cllr Kavanagh- Planning Application UTT/18/2900/FUL - rear of 6 Millfields

265 MINUTES OF THE FULL COUNCIL MEETING HELD ON 17 OCTOBER 2018

The minutes of the Full Council meeting held on 17 October 2018 were approved.

266 MATTERS ARISING

(236) Cllr Hudson is still trying to locate ECC drawings showing where the double yellow lines should be.

267 CHAIRMAN'S REPORT - Attached

268 QUESTIONS TO THE CHAIRMAN- None

269a DISTRICT COUNCILLOR'S REPORT

Cllr Dean reported:

- He was very concerned about the proposed development on the triangle of land on the Cambridge Road/High Lane junction. He felt that the discussion and procedures followed at the Planning Committee meeting had serious short comings and he will be asking for all the issues to be re-examined. In particular he was concerned about wheel chair access and the poor state of the pavement along Cambridge Road which he considered unsafe. He urged the Parish Council to write to UDC Officers and Councillors to express disquiet about the way the planning application was being handled. Cllr Jones suggested S106 money could be used to address the issues if the developers were not prepared to take any action.
- Crafton Green Car Park and the commercial land at 14 Cambridge Road – senior officers at UDC have been asked to pursue the options.

- He felt that the Planning Committees consideration of the Airport expansion application showed that they didn't really understand all the issues. He is considering writing to the Secretary of State about his concerns as it had been stated that this would be reviewed after publication of the officer's report.

269b COUNTY COUNCILLOR'S REPORT

Cllr Gooding reported:

- Developers are failing to operate proper wheel washing procedures on vehicles leaving construction sites. Tax payers are therefore picking up the bill for cleaning up the roads.
- Changes to the way income from Business Rates is allocated will result in more of it going directly to local authorities.
- Measures announced in the budget relating to the Apprenticeship Levy may delay employers taking on apprentices. He spoke of the benefits of the apprenticeship route for young people and urged the Parish Council to promote them.

270 PAYMENTS

The list of payments was approved.

Cllr Dean suggested that the automatic door supplied by Supreme Door Spring Co had not been reliable. The Clerk explained that most of the problems resulted from hirers not following instructions. Since the on/off switch had been installed on the wall next to the door it had been much more reliable.

271 PLANNING APPLICATIONS

- 1 UTT/18/2653/FUL - 42 Chapel Hill
Change of use from A1 retail to Sui Generis (tattoo parlour)

There are no planning grounds that justify opposing this application.

- 2 UTT/18/2900/FUL - rear of 6 Millfields
Demolition of existing garage and erection of 1 no detached 2-bedroom dwelling

No objections providing site deliveries and construction workers parking do not result in access problems for residents in the neighbourhood.

272 OPEN SPACES COMMITTEE - 10 OCTOBER 2018

The minutes of the Open Spaces meeting held on 10 October 2018 were approved.

273 HIGHWAYS SUB-COMMITTEE - 24 OCTOBER 2018

The minutes of the Highways Sub-Committee meeting held on 24 October 2018 were approved.

274 FINANCE AND GENERAL PURPOSES COMMITTEE - 24 OCTOBER 2018

The minutes of the Finance and General Purposes Committee meeting held on 24 October 2018 were approved.

275 TO REVIEW THE COUNCIL'S POLICY DOCUMENTS

The Clerk tabled all the policy documents that had been circulated to members for their consideration. Cllr Jones proposed the following:

RESOLUTION All the policies circulated by the Clerk should be adopted by the Parish Council.

Seconded by Cllr Salmon and agreed unanimously.

276 TO APPROVE THE DRAFT ALLOTMENTS TENANCY AGREEMENT AND RENT

The Assistant to the Clerk highlighted some of the issues in the draft tenancy agreement that might be contentious. It was agreed to incorporate a one-off administration fee of £20.00 into the charging policy and reconsider the conditions applying to composting and lighting fires. All conditions should be subject to an annual review. The final draft will be checked again once the draft of the legal agreement between the Parish Council and Gemmill Family has been received to ensure that there are no contradictions. Rents for the first year were agreed at £50 for a half plot and £100 for a full plot.

Cllr Richards then proposed the following:

RESOLUTION The draft Tenancy Agreement be approved and the Assistant to the Clerk be given the authority to make minor adjustments suggested by councillors and in line with the draft legal agreement with the Gemmills.

Seconded by Cllr O'Brien and agreed unanimously.

277 FUTURE OF CRAFTON GREEN - TO CONSIDER A PROFESSIONAL REVIEW

Cllr Jones emphasised the importance finding a productive use for Crafton Green House once the Council and Library operation move into the new building. A vacant building would cost somewhere between £8-10,000 per annum in business rates alone. He then proposed the following:

RESOLUTION that the Parish Council commission an independent options report on the future of Crafton Green House.

Seconded by Cllr Richards and agreed unanimously.

278 LIST OF CORRESPONDENCE - none.

279 PLANNING APPLICATIONS DETERMINED - list circulated with agenda.

280 CLERKS' RECORD OF PLANS - available in the office .

Meeting closed at 9.05 pm