

**STANSTED MOUNTFITCHET PARISH COUNCIL****FULL COUNCIL**

MINUTES of a meeting of the COUNCIL held at 7.47pm on Wednesday 24th May 2017 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, G Sell, J Salmon, V Trundle and D Wallace-Jarvis

**ATTENDING** Mrs Ruth Clifford - Clerk  
Mrs Emma Philbrick - Administration Assistant  
County Cllr R Gooding  
District Cllrs A Dean and T Farthing  
11 Members of the public

**74 APOLOGIES**

Apologies for absence were received from Cllrs S Dunn and R Rands.

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**PUBLIC PARTICIPATION**

One member of the public addressed the Council on the following topics: Stansted Pharmacy, The Lower Street Parking Lot, Objections to the planning applications for 22 and 27 Brewery Lane, objections for planning application for The Three Colts 86 Cambridge Road and concerns with the planning application for Station Masters House and Taxi Booking Office.

4 members of the public spoke to voice their objections to the planning applications for 22 and 27 Brewery Lane.

A resident of Coltsfield stated that he was chosen as designated speaker on behalf of other residents as well as himself in objection to the planning application of The Three Colts 86 Cambridge Road.

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**75 DECLARATIONS OF INTEREST**

The following members declared a non-financial interest in the following:

Cllr Wallace-Jarvis - Planning applications 6 & 20

Cllr C Dean - Planning application 13

**76 MINUTES** - The minutes of the meeting held of 26th April 17 were approved

**77 MATTERS ARISING** - None

**78 CHAIRMAN'S REPORT**

- Cllr Caton congratulated Cllr Sell on his new position as Chairman of the District Council.
- Plans to use a portakabin for the library instead of the vehicle were being looked into.
- A meeting regarding the Lower Street Car Park took place but to date Uttlesford District Council had not published the minutes. These are being chased.
- A request for a pedestrian safety audit of the car park had been made.
- Cllr Caton advised that a resident of Stoney Common Road had been in contract with regards to fly tipping in the area and missing road signs. Together with the Clerk and Assistant to the Clerk, a site visit will be completed to see if there is anything the

Parish Council can do to help eliminate the fly tipping. Highways will be asked regarding signage.

- A successful Parish reception was held although not many Councillors attended. Important this is attended as need to say thank you for the hard work completed in the village. A thank you letter for the reception has been received.
- Alan Haselhurst sent a letter thanking the Council for their letter of best wishes.
- Thank you letters for the Grants have been received.

## 79 DISTRICT COUNCILLORS' REPORT

District Cllr Farthing:

- Thanked Ray Woodcock for all his work towards the Pharmacy application.
- Made aware of work being carried out at The Ash, Burton End. Completed a site visit and this should have had planning application and request now being made.
- Aspire, the investment initiative of the Council, now own a 50% share in Great Chesterford Science Park so this should bring in extra money.

District Cllr Dean:

- The planning officer for Brewery Lane is making a site visit on Friday 26th May 2017
- Along with Cllr Sell, having a meeting with Dawn French regarding the Lower Street Car Park.
- There is a new code of conduct with regards to dealing with complaints.

Cllr Sell:

- Will send the Clerk a list of new appointments within the District Council.
- Cllr Sell will be supporting 2 local charities - Support for Sight and Essex Wildlife Trust.
- Looking into a joint carol service between the Parish Council and Uttlesford district Council.
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## 80 COUNTY COUNCILLOR'S REPORT

Ray Gooding:

- Has been re-appointed as Cabinet Member for Education.
- Looking closely at gang crime in Uttlesford. There is more internet based crime which targets vulnerable families and the younger generation. It's still early stages but Essex CC keen to hear from any Parish member who would like to get involved.
- Work is due to start on the Magna Carta school in the next couple of weeks.

## 81 PAYMENTS

The list of payments was approved

## 82 ANNUAL GOVERNANCE STATEMENT 2016/17

It was agreed that an extension to the audit deadline would be requested as the internal auditor had a query over one of the figures prepared by the accountants.

## 83 ACCOUNTING STATEMENTS FOR YEAR END 31 MARCH 2017

These could not be agreed until the query referred to above is clarified so this item is postponed to the next meeting, subject to the external auditors agreeing the requested extension.

## 84 PLANNING APPLICATIONS

- 1 UTT/17/0628/HHF - Fairfield, Silver Street  
Erection of detached Garage  
No objection

- 2 UTT/17/1257/HHF - 12 Wetherfield  
Demolition of single storey side extension and erection of two storey side and single storey rear extensions (amended scheme to that approved under planning permission UTT/17/3656/HHF)  
No Comment
- 3 UTT/17/1178/HHF - 45 Cambridge Road  
Erection of replacement veranda (amended scheme to that approved under Listed Building Consent UTT/16/0885/LB)  
No Comment
- 4 UTT/17/1177/HHF - 45 Cambridge Road  
Erection of replacement veranda (amended scheme to that approved under planning permission UTT/16/0884/HHF)  
No Comment
- 5 UTT/17/1209/LB - Down Farm, Elsenham Road  
Removal of modern cement render and replacement with lime render on timber laths  
No Comment
- 6 UTT/17/0992/OP - 27 Brewery Lane  
Outline application with appearance and landscaping reserved, for the demolition of existing dwelling and erection of 3 no detached dwellings and garage together with parking.  
Object due to the following:  
Contravenes the Local Plan Policy GEN2, Not compatible with the scale, form layout or appearance of the surrounding buildings in the Lane, Mont Place is not an appropriate comparison as those houses sit back from the frontage of the lane, may damage the environmental features such as trees or shrubs and loss of privacy and light to other residential areas due to the overbearing impact and possible overshadowing.
- 7 UTT/17/1151/HHF - 23 Grove Hill  
Two storey extension  
No objection as now in compliance from previous rejection
- 8 UTT/17/1194/HHF - 94 Walson Way  
Single storey rear extension  
No Comment
- 9 UTT/17/1271/HHF - 11 Mary Mcarthur Place  
Pitched roof over existing garage and porch, and repositioning of front door  
No Comment
- 10 UTT/17/1327/HHF - 27 Stoneyfield Drive  
Erection of single storey rear extension to existing garden room  
No Comment
- 11 UTT/17/1304/FUL - The Three Colts, 86 Cambridge Road  
Proposed change of use and conversion of a disused Public House (A4) to a single dwelling (C3) including demolition of modern extension. The erection of five new dwellings with car ports bin store on its car park, use of existing access points together with associated hard and soft landscaping.  
Object due to the following:

Too much crammed onto site, the car port facing the road was considered to be out of keeping with the street scene, members are keen to see the replacement wall in front of the former pub to be flint as opposed to any other materials, members object to tandem parking, nothing appears to have changed from the first application that was rejected by UDC.

- 12 UTT/17/1305/LB - The Three Colts, 86 Cambridge Road  
Proposed change of use and conversion of a disused Public House (A4) to a single dwelling (C3) including the demolition of existing modern extensions, removal of bar, changes to existing internal partitions and insertion of new internal partitions. Replacement windows in existing opening. Repairs to roof and partial re roofing of single storey elements.  
No objection
- 13 UTT/17/1331/HHF - Halfway 7 Millfields  
Two storey side extension with bedroom, study and garage, extension to kitchen and porch.  
No Comment
- 14 UTT/17/1229/HHF - 16 Millfields  
Removal of side porch and construction of side extension  
No Comment
- 15 UTT/17/1372/HHF - Rushdown, 42 Bentfield Road  
Proposed single storey rear extension  
No Comment
- 16 UTT/17/1387/FUL - Land off Round Coppice Road Roundabout, Stansted Airport  
Construction of a two storey Professional and Technical Skills Centre (2,281sqm GEA) to provide up to 10 classrooms, workshop, skills kitchen and ancillary facilities. Construction of a single storey storage building (150 sqm GEA). The provision of an external training area, entrance plaza, 38 car parking spaces, cycle shelter and associated landscaping.  
Support and welcome but needs landscaping
- 17 UTT/17/1284/FUL - 3 Riverside Business Park, Stoney Common  
Conversion of existing loft space to extend office space including the additional of windows and roof lights  
No Comment
- 18 UTT/17/1273/FUL - The Old Printworks, 1 Woodfield Terrace  
Demolition of existing B1 unit to form a new build Garage for 2 cars with garden access to 39 Chapel Hill and parking space for 3 cars.  
No objection - Welcome application
- 19 UTT/17/0961/FUL - Station Masters House, Station Road  
Change of use from A3/A5 to mixed use A3, A5 and Sui Generis to incorporate a taxi booking office.  
Would like more clarification. Where would taxis park? There is no room for more vehicles to be parking in that area. Would support if a booking office only.
- 20 UTT/17/1325/HHF - 22 Brewery Lane  
Demolition of rear extension and erection of two storey rear extension  
Object due to the following:  
Out of keeping with street scene and the proposed walls and gates in the front garden would have a detrimental effect on the road, Would dominate neighbouring property and be

completely overbearing, members have serious concerns for the safety of the horse chestnut tree (subject to TPO).

**85 OPEN SPACES COMMITTEE**

**RESOLVED** - To accept the minutes of the meeting held on 10th May 2017

**86 STREET NAMING FOR ELMS FARM DEVELOPMENT**

Uttlesford sent a list of name suggestions of the roads in the new Elms Farm Development. The ones agreed to by members are as follows:

Hazelfield  
Larchwood  
Maple  
Elderberry  
Laurel  
Hawthorn  
Ash

**87 TOWN TWINNING - RUNGIS VISIT**

Cllr Caton explained the background to this topic. The Council was approached by the town of Rungis, close to Orly Airport, with a view to a potential twinning arrangement. Representatives from Rungis visited Stansted a few weeks ago and very much enjoyed their time here. Representatives of the Business Forum also met with them and it was considered that there could be benefits to both communities in terms of links between schools, businesses, tourism etc. Representatives from Stansted have now been invited for a return visit.

Cllr Caton then proposed the following

**RESOLUTION** A visit to Rungis by two representatives of the Parish Council to work towards twinning.

This was seconded by Cllr Jones and with 11 votes in favour and 1 abstention the vote was carried. After the visit, a full report would be made to the Council to enable a decision on whether to proceed for wider consultation.

**88 AFFORDABLE HOUSING AT WALPOLE & ELMS FARM**

It was agreed that the Clerk should make a formal request for parishioners to be given priority for affordable housing at Walpole and Elms Farms.

**89 LIST OF CORRESPONDENCE - None**

**90 PLANNING APPLICATIONS DETERMIND**

Already distributed

**91 CLERKS' RECORD OF PLANS**

Available in office upstairs

Meeting closed at 9.51pm