

Minutes of Bures Hamlet Parish Council Extraordinary Meeting

**Monday 13th August 2018 at the Garrad Room,
Bures Community Centre, Nayland Road**

Present: Cllrs D Lee, A Crowe, M Randall, M Baker, C Ellis, M Welch,
G Jackson (BSMPC)

In the Chair: Cllr D Lee (Chairman of the Council)

Also Present: Mrs J Wright (Clerk)

The Chairman welcomed everyone to the meeting and requested that Item 5 on the Agenda be moved to follow Item 8. This was agreed by those members present.

1/08/18 APOLOGIES FOR ABSENCE

Apologies received from Cllr Butler (personal commitment). Apologies duly accepted.

2/08/18 DECLARATION/REGISTER OF INTERESTS/DISPENSATIONS

To declare any 'Pecuniary' or 'Non-pecuniary' interests in respect of items on the agenda. No Interests declared and no Dispensation requests were put forward for consideration.

3/08/18 MINUTES

The minutes of the previous Parish Council Meeting of 16th July 2018 (previously circulated) were agreed and duly signed as a correct record.

4/08/18 PUBLIC FORUM – Questions or Statements from the Public

15 minutes maximum public participation

3 minutes for individual contributions unless longer required

There were 25 members of the public present.

Notification of the pending Colchester Road closure had been advertised on the website and the parish council was asked to ensure the information continued to be regularly updated.

A request was made for the Colchester Road pavements to be weed sprayed and for ECC to consider resurfacing the pavements. Clerk agreed to follow up.

The Chairman was asked to update those present on the recent request from Gladman Developments to meet with the parish council for a briefing on revised proposals for the land at Colchester Road. He advised that this would be part of the discussion at Item 6 on the Agenda. He also confirmed that any S106 contributions made available from a development would benefit the parish and not the parish council. Questions were raised regarding the mix of housing proposed and the Chairman stressed that the revised application, as in the case of the original application would be to gain outline permission only and any finer details would be submitted at the full planning application stage. The Chairman confirmed that a full agenda would be established when or if a meeting with Gladman Developments was set up. He was also unable to comment on Cllr Scattergood's statement made at the BDC Planning Committee Meeting in June but would follow up on that.

At this point Item 5 was deferred to later on the Agenda following the discussion of all planning matters.

6/08/18 Land at Colchester Road

MPC acting on behalf of Gladman Developments Ltd had requested a meeting with the parish council. The Clerk read out the correspondence dated 17th July to all those present. The Chairman outlined briefly the reasons for refusal of Application No. 17/002291/OUT by BDC at its Planning Committee Meeting of 26th June. These being that the proposals would have a significantly adverse impact to the character of the countryside plus no S106 Agreement had been prepared or completed as a requirement of the proposed development. The Chairman noted to those present that the proposed BDC Local Plan had recently been found unsound. The Clerk reported on her recent conversation with MPC to establish what the revised proposals may be. She noted that 98 dwellings was still being proposed plus a required S106 Agreement.

The Chairman asked members to consider whether the parish council should accept MPC's request to meet. He also read out a statement on behalf of Cllr Butler who had been unable to attend owing to family commitments. Some members considered a meeting unnecessary if the proposed number of dwellings was to remain the same. Some considered that it would be in the best interests of the parish council to meet to assess fully the new proposals. A vote was taken and it was agreed to decline the request with no reasons to be given.

7/08/18 PLANNING APPLICATIONS

The following planning application had been put forward for consideration with no further applications received since the previous full parish council meeting of 16th July:

Re-consultation on Application No. 18/00636/OUT Land South of Pen-lan, Lamarsh Hill.

A vote was taken and it was agreed to object on the grounds that the application was outside of the Village Envelope.

8/08/18 PLANNING DECISIONS

There had been one decision made by BDC under Consultee Consideration since the previous full parish council meeting of 16th July:

Application No. 18/00649/OUT Vacant garage site, 7 – 9 Colchester Road CO8 5AE- Refused.

Grounds given for refusal were that the land was within Flood Zone 2 and Flood Zone 3, introducing back land development to the site and being detrimental to the amenity the neighbouring properties currently enjoy.

5/08/18 JOINT PARISH ACTION PLAN

This item had been a deferred item from the parish council meeting of 16th July. The Chairman had considered that the proposed Action Plan required a valued input from the members. He proceeded to highlight each Issue and Underlying Principle along with the Detail and Proposed Action on the Draft Plan drawn up from a detailed analysis of the questionnaires sent out to all residents of the two parishes. The Chairman proposed the following Actions as a priority for Bures Hamlet Parish Council to follow up:

Countryside and Village Appearance – a) the area off Cambridge Way, identified for recreational use, if possible to be adopted and planted in conjunction with various organisations b) to continue to review traffic calming measures in the village and to support the Bures Hamlet Speed Watch Team.

Community Assets and Services – a) to progress application to designate the Eight Bells PH as an Asset of Community Value b) to publish and promote a local footpath guide in conjunction with Bures St Mary Parish Council c) to review the provision of lighting in areas identified in the survey and in particular at Colne Road.
All members present approved the Joint Parish Action Plan and the proposed priority Actions.

9/08/18 BRIEF INFORMATION & EXCHANGE FOR NEXT AGENDA ITEMS

Next Agenda Item: To review Who and When list on Joint Parish Action Plan.

10/08/18 DATE OF NEXT MEETING

Bures Hamlet Parish Council meeting scheduled for Monday 17th September 2018 to be held at the Garrad Room, Bures Community Centre, Nayland Road at 7.30pm

Future dates booked: 2018: 19th November

2019: 14th January, 18th March, Joint APM 28th March,
AGM 13th May, 15th July, 16th September

The meeting closed at 10.05pm

Signed:

Chairman

Date