Great Bentley Parish Council

To: All Councillors

**You are hereby summoned to attend a meeting of Great Bentley Parish Council at the Community Resource Centre Plough Road, Great Bentley at 7.00 p.m. on Thursday 1st September 2022 for the purpose of transacting the following business:**

**Grahame Walkingshaw**

**Grahame Walkingshaw, Locum** Parish Clerk for Great Bentley

80 Chapel Road, West Bergholt, Essex, CO6 3HL

Telephone Number: 01206 240 772 E-mail: clerk@greatbentleyparishcouncil.co.uk

**AGENDA**

**22/72 Welcome and apologies for absence**

**22/73 Declaration of Members interests**

**22/74 Public Open Forum** (Maximum 15 minutes)

**22/75 To approve the minutes of the last meeting** (7th July 2022)

**22/76 Visitors Report** (ECC Alan Goggin, TDC Lynda McWilliams)

**22/77 Cadent Gas**

To discuss signing document with Cadent to allow access across the village green

**22/78 Clerk’s Report - Memorial Plaques & Memorial benches**

To update on the memorial plaques and benches

**22/79 Council Reports:**

1. Footpath report
2. Caretaker’s Report
3. PCSO Crime Report
4. Tree Wardens Report

**22/80 The Green Working Party**

To discuss payments forAllotments for 2022/2023

To discuss rats on the allotment site

**22/81 Environmental Working Group**

To approve the Terms of Reference

**22/82 Southside Track**

Update on Southside Track

**22/83 Highways & Transport Reports:**

1. Transport Report
2. Speed Indicator Devices

**22/84 Finance**

To approve payments for August/September 2022 in accordance with the Budget

**22/85 Planning/Housing**

85.1 Applications for discussion at meeting

[*21/01560/FUL*](https://idox.tendringdc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZ5YCBQB0OT00) *–* **Land to the South of Michael Wright Way, Great Bentley** – Proposed erection of six detached dwellings and associated garaging and infrastructure (uplift on original application - 16/00133/OUT that approved the erection of 50 dwellings, garages, roads, and associated works)

**Decision**: Refusal

**29/07/22: An appeal has been made to the Secretary of State against the decision of Tendring District Council to refuse an application for the above development on 28 March 2022. (Appeal under Section 78) Appeal date: 25/07/22**

85.2 Planning Applications – Observations conveyed under delegated authority since last meeting

None

85.3 Planning Applications – Decisions received since last meeting

**21-00977/DETAILS -** **Land to the South of Weeley Road and to the East of Birch Avenue and Pine Close, Great Bentley -** Proposal application for approval of reserved matters including access, layout, scale and appearance in relation to outline planning application for up to 136 dwellings, allowed on appeal (Ref APP/P1560/W/19/3231554) dated 15/05/2020 as amended by 20/01176/OUT

**Decision:** Approval – reserved matters – detailed 08/08/2022 Committee Decision

**21/02095/FUL – Land to the rear of Hill Cottages, Flag Hill, Great Bentley**

– proposed change of use from 8-month holiday use to 12-month holiday use

**Decision**: Approval – Full

*22/00695/FUL* – **Admirals Farm, Heckfords Road, Great Bentley** – Proposed revised application for the construction of a new mixed-use building consisting of medical wellness and polyfunctional facilities E (E) and retail (Use Class E(E) alongside vehicle access, Parking, Landscaping, and other associated works).

**Comments:** The Parish Council would object to this planning application for the following reasons:  
There is no traffic impact statement.  
Originally 84 houses - now others added taking the total to over 110 houses.  
9 exits onto Heckford Road within 200 yards - safety aspect.  
Michael Wright Way is designed as an s shaped road - this creates a pinch point at the entrance to any retail area.  
Light up retail area - negative aspect on rural landscape.  
Light Pollution. Increased use of the dangerous pedestrian crossing on Heckford’s road near blind bend.  
The impact of a retail area (Tesco) on the nearby playground.  
Approving this planning application would result in the loss of the opportunity for land for a Doctors Surgery in the future.

The Parish Council would object to this planning application.

Proposed: Cllr Roger Adams Seconded: Cllr Alison Clarke

Agreed by all **Decision:** Refusal

**22/00869/FUL** – **The Book Service, Colchester Road, Frating** – Proposed erection of a marquee which will be in place for longer than 28 days and is over 100 square metres.

**Decision**: Approval – Full

**22/00898/FULHH – 54 De Vere Estate, Great Bentley** – proposed

demolition of part constructed extension and erection of new single storey side/rear extension with front porch.

**Decision**: Approval – Full

**22/01123/FULHH – Randale, Weeley Road, Aingers Green** - Proposed demolition of 3 No. single garages and replace with 1 No. double garage with storage area. With demolition of existing conservatory, erect new single storey rear extension, with part two-storey extension to the rear.

**Decision**: Approval – Full

**22/01158/TCA – The Pond, The Green, Great Bentley** - 1 Field Maple – Fell

**Decision**: Approval – Full

**22/01159/TCA – Moor Lodge, Moors Close, Great Bentley** – 2 fir trees located in the property of Moor Lodge – they overhang the rear of property 14 Michael Wright Way CO7 8QL – requesting to cut the overhang by 2-3 metres.

**Decision**: Approval – Full

**22/87 Grange Farm**

Councillor Harry Peters to report on Grange Farm

**22/88 Salt Bag Partnership Scheme**

Update on order to Salt Bag Partnership 2022

**22/89 Annual Playground Inspection Report 2022**

To discuss the latest playground inspection Report

**22/90 Street Naming (Taylor Wimpey Development South of Weeley Road)**

To discuss offering names for new streets at Taylor Wimpey Development

**22/83 Adoption of Great Bentley Station**

To discuss PC involvement in this scheme being led by a member of the public

**22/84 Rialtas software**

To discuss proposal to upgrade to cloud-based system

**22/91 Training/Events**

91.1 Reports on attended events

91.2 Nominations for new events

**22/92 Information Exchange/Items for next agenda**

**22/93 To confirm date and time of next meeting**

Date of next meeting: Thursday 6th October 2022 at 7.00 p.m.

**Part Two Agenda Items**

Matters taken in the absence of Press and Public (Public (Admissions to Meetings) Act 1960) as the item contains exempt information as defined by the Local Government Act 1972 Sch. 12a Pt (1).

**22/94 The Personnel Committee**

To confirm appointment of RFO

**22/95 Insurance Claim**

To discuss insurance claim