

Great Bentley Parish Council

Minutes of the Meeting of Great Bentley Parish Council at the Community Resource Centre Plough Road, Great Bentley at 7.00 p.m. on Wednesday, 1st September 2022.

Present: Cllr Pippa Dennitts, Cllr Roger Adams, Cllr Bill Herbert, Cllr Kevin Plummer, Cllr Peter Harry, Cllr Luke Edwards, Cllr Alison Clarke, Cllr Robert Taylor, Cllr George Wright, Locum Parish Clerk: Grahame Walkingshaw, TDC Lynda McWilliams & ECC Alan Goggin & 15 residents.

22/72 Welcome and apologies for absence
None

Cllr George Wright joined the meeting at 7.04 p.m.

22/73 Declaration of Members interest

Cllr Bill Herbert declared a non-pecuniary interest in 22/82

Cllr Luke Edwards declared a work related interest in 22/85.3

Cllr Roger Adams declared a non-pecuniary interest in village hall (related persons)/ finances 22/84

22/74 Public Open Forum (Maximum 15 minutes)

A resident informed the meeting that cigarette butts from the Biker's Meetings were left on the green. The Parish Clerk was actioned to inform Friends of the Green about this.

A resident informed the meeting that the footpaths at either end of the village at Thorrington Road and Weeley Road (3 & 11) were difficult to walk through at present. The Parish Clerk was actioned to ask the footpath officer to check these routes to make sure they were clear and accessible.

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

Two small amendments to the minutes were made: 22/51 – removal of the word “Plummer” and 22/63 – should read “parking” not “perking”.

The minutes of the previous meeting were approved

Proposed: Cllr Luke Edwards

Seconded: Cllr Peter Harry

Agreed by all

ECC Alan Goggin joined the meeting at 7.10 p.m.

Cllr George Wright left the meeting at 7.11 p.m.

Cllr George Wright returned to the meeting at 7.12 p.m.

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

TDC Lynda McWilliams updated the meeting about the Ukrainian Families in Great Bentley and the return of the Clacton Air Show.

ECC Alan Goggin informed the meeting that there he had counted 87 defects on Birch Avenue Estate and that some may be considered dangerous.

ECC Alan Goggin reported that the sinkhole had been repaired and that in future these should be reported on the emergency hotline not the normal reporting system.

22/77 Cadent Gas

Cllr Kevin Plummer suggested it was time to sign off these documents as Cadent Gas had explained everything at the last meeting. Cllr Pippa Dennitts was actioned to sign off the documents on behalf of the Parish Council.

Proposal by Kevin to accept and sign documents

Proposed: Cllr Kevin Plummer

Seconded: Cllr Robert Taylor

Agreed by all

22/78

Clerk's Report

The clerk reported that 3 tree plaques had been ordered and 2 memorial benches.

22/79

Council Reports:

(a) Footpath Report – Cllr Peter Harry & the Parish Clerk were actioned to complete a footpath guide for Great Bentley to go on the GBPC website.

(b) Caretaker's Report – The play area & bottle bank were reported to be in good condition.

(c) PCSO Crime Report – Nothing to report

(d) Tree Wardens Report – Nothing to report

22/80

The Green Working Party

To discuss payments for allotments for 2022/2023 – it was agreed to go with the same prices from the previous year

Agreed by all

To discuss rats on the allotment site

It was proposed that we look into this further and to recommendations of experts. The Clerk was actioned to contact pest controls for more information and to look at alternative options.

Proposed: Cllr Alison Clarke

Seconded: Cllr Robert Taylor

Agreed by all

22/81

Environmental Working Group

To approve the Terms of Reference

Peter Harry proposed to accept Terms Of Reference

Proposed: Cllr Peter Harry

Seconded: Cllr Robert Taylor

Agreed by all

22/82

Southside Track

Cllr Robert Taylor informed the meeting that there are delays in getting the drawings at present and it will take him a while to do the write up as well.

22/83

Highways & Transport Reports:

(a) Transport Report

Cllr Peter Harry informed the meeting of the application to the Local Highways Panel for signage on Plough Road to reduce speeding in that area.

Cllr Luke Edwards reported that he had seen the Community Speed Watch team out and about and was happy to see them back in operation.

(b) Speed Indicator Devices – The Parish Clerk was actioned to chase up the company providing the posts for the VAS Units. The Parish Clerk was actioned to find out if we had a previous order in place and to look into how we would make payments for these.

22/84

Finance

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

August/September Payments:

Philip Liverton Limited £1,800.00 Paid out August – reimbursed 11/08/22

(Second payment in error – duplicate payment made)

Drax Electricity	£44.89
Drax Electricity	£9.77
Drax Electricity	£555.12
TMB Group	£183.00
Timpson Keys	£41.00
Caretaker	£69.24
Streetmaster	£715.32
GB Parish News	£420.00
Postage Stamps	£39.12
A&J Lighting	£920.40
Grounds Maintenance	£40.57
Grounds Maintenance	£235.00
Grounds Maintenance	£40.00
Landscape Services (local conservation group who got a grant??)	£600.00
Staff Expenses	£182.00
Staff Salaries	<u>£1714.97</u>
Total	<u>£7,653.23</u>

Cllr Pippa Dennitts asked that the Landscape Services Invoice be amended by the company and repayment of the grant, to be made by the Local Conservation Group.

Cllr Luke Edwards proposed to accept the payments for August & September 2022.

Proposed: Cllr Luke Edwards

Seconded: Cllr Alison Clarke

Agreed by all (Cllr Roger Adams abstaining)

22/85

Planning/Housing

85.1 Applications for discussion at meeting

[21/01560/FUL](#) – **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.

22/01363/FULHH – Aingers Green, 31 Plough Road, Great Bentley –

Proposed new roof and conversion to garage to form additional living space.

Comments: No Objections

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.

Cllr Roger Adams proposed “no comment”

Proposed: Cllr Roger Adams

Seconded: Cllr Peter Harry

(Cllr Luke Edwards did not vote as he had declared an interest)

Agreed by all other Councillors present.

Comments: No comment

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.

Cllr Alison Clarke proposed “no comment”

Proposed: Cllr Alison Clarke

Seconded: Cllr Peter Harry

(Cllr Bill Herbert abstained)

Agreed by all other Councillors present.

Comments: No comment

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 Peter Harry reported that the TDC enforcement team have asked for a planning application to be submitted before the end of October.

22/88

Salt Bag Partnership Scheme

The Parish Clerk reported that the Salt Bag’s had now been ordered on the 20th July 2022.

22/89

Annual Playground Inspection Report 2022

The latest playground inspection Report was very positive and showed up only minor issues with the playground. Cllr Peter Harry and the Clerk were actioned to look at the minor issues for repairing.

Proposed: Cllr Roger Adams

Seconded: Cllr Luke Edwards

Agreed by all

22/90

Street Naming (Taylor Wimpey Development South of Weeley Road)

Cllr Alison Clarke informed the meeting that Taylor Wimpey Development were looking for new street names on this development and would the Parish council be interested in offering suggestions.

Cllr Pippa Dennitts proposed that the developer liaison communicate with the developers on this.

Proposed: Cllr Pippa Dennitts

Seconded: Cllr Alison Clarke

Agreed by all

22/91

Adoption of Great Bentley Station

Cllr Pippa Dennitts informed the meeting of the “adopt a station” scheme that had been put forward by a member of the public.

Cllr Pippa Dennitts proposed that the Parish Council support the adoption of the station and that the member of the public be invited to the next PC meeting to share more detailed ideas.

Agreed by all

22/92

Rialtas software

Cllr Robert Taylor proposed to upgrade to cloud-based system at an additional cost of £228 per year.

Proposed: Cllr Robert Taylor

Seconded: Cllr Kevin Plummer

Agreed by all

22/93

Training/Events

93.1 Reports on attended events – Cllr Alison Clarke had completed her councillor training. Cllr Pippa Dennitts asked if any councillors were interested in the advance councillor training offered by EALC. The Parish Clerk was actioned to collect the names of any councillors interested in this.

93.2 Nominations for new events

22/94

Information Exchange/Items for next agenda

Items for the next agenda:

Station Adoption

Rats

Salt Spreader (Cllr George Wright)

Standing Order (Cllr Roger Adams)

Website (Cllr Pippa Dennitts) to discuss if councillors would be happy to add their responsibilities to the website.

22/95

To confirm date and time of next meeting

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

The meeting closed at 9.38 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).