

TOLLESHUNT KNIGHTS PARISH COUNCIL
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 Minutes of the Ordinary Remote Meeting held on 19.10.2020

PRESENT:

CHAIR – COUNCILLOR D TUNGATT
 VICE CHAIR – COUNCILLOR M PORTER
 COUNCILLORS MR COOK, MRS DENNIS, MR LONG AND MRS THOMPSON
 The Parish Clerk Miss Banyard
 No members of the public were in attendance.

To receive questions/enquiries from members of the public, to receive an answer at an appropriate time in the agenda.
 No issues were raised.

3054/01 To receive apologies for absence, other announcements and Declarations of Interest from Members on any of the agenda items set out below.

There were no apologies for absence.
 There were no Declarations of Interest.

3055/01 To approve the Minutes of the Ordinary remote meeting held on 21.9.2020.
 It was **RESOLVED** to approve the above Minutes.

3056/01 To receive information on matters contained in the above Minutes.
 No issues were raised.

3057/01 To receive decisions by Maldon District Council. The following were noted:

20/00786/AGR	Land at Oaklands Park Park Lane Tolleshunt Knights	Proposed formation, alteration or maintenance of private ways for agricultural or forestry use. Prior approval not required
FUL/MAL/20/00752	Woodacre 38 D’Arcy Road Tolleshunt Knights	Demolition of existing buildings and erection of 2no. new C3 dwellings together with vehicular access Refused
FUL/MAL/20/00775	Grove Hall Blind Lane Tolleshunt Knights	Conversion of existing building to granny annex Approved

b. To consider the following new planning applications:

20/00954/FUL	Barns at Middle Farm Blind Lane Tolleshunt Knights	Conversion of barns to dwelling.
20/01028/FUL	Community of St John the Baptist The Old Rectory Rectory Road Tolleshunt Knights	Extension to car park
20/01004	Meadow View 55 Brook Road Tiptree	Roof extension to existing hipped bungalow with new sliding doors

It was not possible to view the plans at the meeting as the Maldon District Council website was down. It was therefore **RESOLVED** to hold an additional meeting on 26.10.2020 to discuss the above.

- c. To receive any updates on planning enforcement issues.
Meadow Nursery Park Lane – this is ongoing (19/00225/BC)
Caravan at 26 Top Road – this is ongoing (20/00131/CU)
- d. To consider the Parish Council’s response to the government’s proposal for reform of the planning system (Building For The Future). It was **RESOLVED** that the draft response (as shown in Appendix A) presented by the clerk should be approved and returned to the relevant authority.
- e. To consider any other planning issues. It was noted that no decision has been made to date on Application No 201401 – outline application for seven detached bungalows at Brook Hall Cottages Factory Hill Tiptree.

3058/01 To consider any items of correspondence received or reports from the clerk
There was nothing to consider.

3059/01 To consider any highways issues including:
Trucam patrol report. Over a period of 2 hours for the month of September there were 32 captures of speeding vehicles. The majority of these were in Tolleshunt D’Arcy Road.

3060/01 To consider any issues concerning public rights of way.
No issues were raised.

3061/01 Report of the Road Safety Officer.
It was noted that motor bikes had been speeding in Tolleshunt D’Arcy Road.

3062/01 Report of the Press Officer.
Reports of Parish Council meetings continue to appear in the Maldon Standard and on the Parish Council website.

3063/01 Report of the Village Hall Management Committee representative.
The Hall is being slowly opened up but this may change as a lockdown is expected. It was noted that the cracks in the fabric of the Village Hall are getting worse and a structural engineer will be appointed to ascertain the cause. It was reported that suspicious vehicles have been seen in the car park and these may be linked to drug abuse. CCTV footage will be examined and any evidence sent to the police.

3064/01 To receive the financial statements and to authorise accounts for payment.
a. The financial statements were approved.
b. It was **RESOLVED** to authorise the following payments:

V Banyard	Salary + expenses Oct	£ 214.53
HMRC	Clerk’s tax Oct	£ 52.69
Royal British Legion	Poppy wreath	£ 20.00
Sign Language	Covid sign for playing field	£ 20.00

It was **agreed** to subscribe to a Zoom update for the time being as it is not known when face to face meetings will be allowed. Councillor Mr Porter will seek details and the matter will be formally discussed at the additional meeting on 26.10.2020.

3065/01 To review the Parish Clerk's salary.

The clerk presented a document outlining current salary and the new NALC pay scales. It was **RESOLVED** to increase the clerk's salary to £ 3,582.80 (Point 21) to be backdated to April 2020.

3066/01 To consider any issues concerning the playing field, Village Hall car park and CCTV system.

a. Repair work to the driveway – update. It is hoped that this work will be done in the spring of 2021.

b. Report on any issues concerning the play area. Dogs have again been seen in the play area, despite very obvious notices forbidding this. A note will be made on Facebook asking owners not to allow their pets in the play area.

c. To receive reports on the use of the playing field for football club practice/matches. Councillor Mr Porter will liaise with Tiptree Heath FC over their use of the field over the winter for its matches and youth training.

d. To consider a request from the VHMC for the siting of two memorial benches on the field. Councillor Mr Porter has obtained a price for the bench (£299.00 plus VAT) and the plaque (£19.93 excl VAT). He will find out how much brass plaques would be. The VHMC and Parish Council have agreed to share the cost of the bench and plaques.

e. Any other issues.

No other issues were raised.

3067/01 To set the date for the Council's October meeting.

It was **RESOLVED** to set the date for the next meeting at 16.11.2020. It was noted that advice from the NALC continues to be that meetings should be held remotely for the immediate future.

3068/01 To consider other items of information for inclusion on a future agenda.

Arrangements for the budget working party (year ending 31.3.2022) will be discussed at the next meeting.

As there was no further business the meeting was closed at 9.20 pm.

Appendix A

TOLLESHUNT KNIGHTS PARISH COUNCIL

Response to the government white paper “Planning For the Future”

Qn 1. What three words do you associate most with the planning system in England?

Complicated, undemocratic, onerous.

Qn 2. Do you get involved with planning decisions in your local area?

Although not a statutory consultee, the Parish Council is able to make responses to the local authority on planning applications in its area. With its local knowledge and unique contact with local residents it is able to express the community’s concerns over any proposed development.

Qn 3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?

Although this Council is happy to receive planning information in an electronic format it is very aware that some residents are not able to access this method of communication. Such persons should not be deprived of the opportunity to make comments. Printed planning notices should continue to appear at the site of the proposed development, and also in local newspapers.

Qn 4. What are the top three priorities for planning in your area?

The protection of the countryside from encroachment and urbanisation.

Improvement of the local infrastructure

The environment, biodiversity and action on climate change.

Qn 5. Do you agree that Local Plans should be simplified in line with our proposals?

The Parish Council agrees in principle that Local Plans should be simplified to make them more accessible and therefore easier for residents to understand where and what sort of development is proposed for their area. However, we have grave concerns about the proposal that residents’ input would mainly be at the stage of forming the Local Plan, rather than at the individual application stage. It is unlikely that all sectors of the community would actively engage in the process of forming the Local Plan – they are much more likely to become proactive at the local application stage. Therefore it would be wrong to approve applications at the Local Plan stage without any opportunity for further comment from local communities. The Parish Council is gravely concerned at the proposal to automatically give outline permission for development in Growth Areas through the Local Plan (see below Qn 9). The centralisation of planning decisions will give local people less voice on what is intended for the area in which they live and would be undemocratic.

Qn 7a. Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development” which would include consideration of environmental impact?

Yes. At present there is confusion about what is considered to be sustainable development – evidenced by conflicting decisions both by local authorities and Appeal inspectors when discussing the same parish or application. A consolidated test would allow local people to understand what the potential impact of a development would be.

Qn 9b. Do you agree with our proposals above for the consent arrangements for Renewal and Protected Areas?

No. There are many issues to be taken into consideration when an application is made. In our view this cannot be satisfactorily dealt with for each proposed site in the Local Plan.

We consider it imperative that statutory and other consultees should be retained, giving them the ability to see and comment on the detailed proposals for development before permission is granted. Local communities must be able to have a voice on individual developments in their area.

Qn 10. Do you agree with our proposals to make decisions faster and more certain?

The Parish Council agrees that the planning process should be more streamlined and would support a process that would provide greater standardisation and consistency of decisions. However, this must not be at the expense of poor decisions and development, or the erosion of local democracy.

Qn 11. Do you agree with our proposals for accessible, web based Local Plans?

Yes, but it must be remembered that not all residents can or do not use computers. There must be some provision to allow them to join in the process, otherwise they will become disenfranchised.

Qn 13a. Do you agree that Neighbourhood Plans should be retained in the reformed planning system?

Yes. Communities are more likely to engage with a local Neighbourhood Plan rather than the wider Local Plan.

Qn 15. What do you think about the design of new development that has happened recently in your area?

Although there has been no substantial development the Parish Council feels that it is important to respect the character of the rural area in which we live. However, some development has had an urbanising effect which has been detrimental to the local character and amenity of our village.

The Parish Council's main concern is sustainability and the erosion of the countryside.

Qn 16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?

This will vary from place to place, from urban to rural sites. The Parish Council's main concern is the impact of development on the local area, and its priorities are:

The protection of the surrounding countryside from encroachment and suburbanising.

The protection of the natural environment and its wildlife

The volume of traffic on local roads

The suitability of local roads for heavy or increased traffic

Light and noise pollution.

Qn 20. Do you agree with our proposals for implementing a fast track for beauty?

No. Beauty is a very subjective term – for some no development is preferable to beautiful development, and the term beauty will be different for those living in a rural environment to those living in urban surroundings. All applications and proposals should be subject to the same rigorous scrutiny.

Qn 21. When new development happens in your area, what is your priority for what comes with it?

The Parish Council is more concerned with whether the existing infrastructure and facilities can sustain further development.

Proposal 24 – comment.

The Council welcomes the suggestion that enforcement will be more rigorously upheld. However, with smaller authorities there is a lack of manpower and finance to adequately enforce breaches of planning conditions. This needs to be addressed if the situation is to be improved.

Further comments

The Parish Council believes that maximising the development of brown field land should take precedence over the erosion of undeveloped and agricultural land.

19.10.2020