

<p>TOLLESHUNT KNIGHTS PARISH COUNCIL Minutes of the Ordinary Meeting held on 26.9.2022 in the Village Hall Top Road Tolleshunt Knights</p>

PRESENT:

Chair – Councillor D Tungatt
 Vice Chair – Councillor M Porter
 Councillors Mr Cook, Mrs Dennis and Mrs Thompson
 V Banyard (parish clerk)
 No members of the public.

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

3378/01 To receive apologies for absence, other announcements and Declarations of Interest from Members on any of the agenda items set out below.

Apologies for absence were received from Councillor Mr Browning.
 No declarations of interest were made.

3379/01 To approve the Minutes of the Ordinary Meeting held on 15.8.2022.

It was **RESOLVED** to approve the above Minutes.

3380/01 To receive items of information on the above Minutes.

No issues were raised.

3381/01 To consider planning issues:

a. The following decision by Maldon District Council was noted:

HOUSE/MAL/22/00790 Little Oak 63 Brook Road Tolleshunt Knights	Single storey side and rear extensions. Changes to fenestration. Demolition of garage and new fence.	Approved 4/8/2022
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b. New applications – the following were considered:

22/00288/COUPA	Barn A Gobolts Farm Barnhall Road Tolleshunt Knights	Prior notification of a proposed change of use of agricultural barn to four residential dwelling houses. It was RESOLVED that the Parish Council has no information to provide on this application.
22/00278/WTPO	Grave yard Blind Lane Tolleshunt Knights	TPO/3/93 – T2 Oak – pollard 4 metres above ground level. It was RESOLVED to object to the application as this seems to be an excessive reduction to a protected tree.
22/00866/HOUSE	6Strawberry Lane Tiptree	Remove car port and workshop and construct external store and covered way to the front. It was RESOLVED to make no comment on this application.
22/00973/HOUSE	Redcot D’Arcy Road Tolleshunt Knights	Single storey side extension. It was RESOLVED to make no comment on this application

FUL/MAL/22/00965	Land adjacent to 56 Top Road Tolleshunt Knights	3 new dwellings and landscaped proposals. It was RESOLVED to object to this application on the grounds that it would be a backland development in an unsustainable location, would be out of character with the rural setting and incongruous of the street scene.
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c. To note that the following Appeal has been made to the Planning Inspectorate:

APP/X1545/W/22/3304049 21/00825/OUT	Land east and west of Top Road Tolleshunt Knights	Outline planning application for up to 97 dwellings, public open space, together with landscaping and associated infrastructure. All matters are reserved for subsequent approval except for means of access. It was RESOLVED that the Parish Council should make additional comments on this application (see Appendix A to these minutes), and that it would send representatives to the Hearing when the date is known.
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d. Enforcement issues. No update has been received.

e. Other planning issues:

It was noted that three traveller caravans have now entered the site at Ambergate Farm Blind Lane, for which there is no permission. Furthermore the site is currently the subject of two Appeals. Maldon District Council has been notified.

3382/01 To consider any report that the Clerk may make

There was nothing to consider.

3383/01 To consider any Highways issue

Trucam. The August patrols made a total of 57 captures over a period of 2 hours. The high level of captures in the village was recently reported in the Maldon Standard.

3384/01 Public rights of way report.

There was nothing to report.

3385/01 Road Safety report.

A number of residents have complained that the hedge at the old Brook Shop on the mini roundabout is overgrown and causing visibility problems. Councillor Mr Porter will raise this issue with the property owner.

3386/01 Press Officer's report.

There was nothing to report.

3387/01 Report of the Village Hall Management Committee representative.

The VHMC will discuss part funding a memorial bench for Mr Brian Knight. The Parish Council has advised that it intends not to have any further benches but to have either a memorial garden or a wall for plaques.

3388/01 To receive the financial statement and to authorise accounts for payment.

The financial reports for September were received.

It was **RESOLVED** to authorise the following payments:

TKVHMC	Hall hire May – Aug 2022	£ 40.00
Sign Language Essex Ltd	One way signs for car park	£ 35.00
V Banyard	Clerk's salary, office allowance and expenses September	£ 247.52
HMRC	Clerk's tax September	£ 56.11

3389/01 To consider any issues concerning the playing field and play area, Village Hall car park and CCTV systems.

There is still no date for the installation of the defibrillator. The delay is due to a world wide shortage of parts for the machines.

3389/02 Councillor Mrs Thompson will investigate pursuing the unpaid debt of Tiptree Heath Adults FC through the Small Claims Court.

3389/03 During the absence of Councillor Mr Porter over the coming months, Councillor Mr Cook will be in charge of keys to the Hall and will also check the CCTV from time to time. The clerk will hold the keys to the Committee Room and will also check that the dog waste bin bags in the car park are kept supplied.

3389/04 It was **RESOLVED** to permit Dog Confidence training to hold additional classes on Saturday mornings, but these must co-exist with the football club which takes precedence. The football club has notified the Council of its match dates until the end of the year.

3389/05 It was **RESOLVED** that no further memorial benches will be permitted on the field but other arrangements will be discussed.

3389/06 One way signs have now been set up in the car park to try and improve safety for drivers and pedestrians, although it is seen that these are often disregarded. The Parish Council will discuss re-lining of the car park when the budget for 2022-2023 is discussed later in the year.

3389/07 A short service will be held in the Village Hall car park on Remembrance Day.

3389/08 The Council has now received a copy of the VHMC's insurer's report on the subsidence claim for the Village Hall. This suggests that the oak trees outside the Hall are at fault. The matter is being dealt with by the Parish Council's insurers but it is felt that root barriers should be investigated before any trees are felled.

3377/01 To consider other items of information for inclusion on a future agenda.

At the next meeting the Council will discuss placing old Minute Books in the care of the Essex Records Office.

As there was no further business the meeting was closed at 9.05 pm.

TOLLESHUNT KNIGHTS PARISH COUNCIL
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28.9.2022

The Planning Inspectorate
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APPENDIX A TO MINUTES DATED 26.9.2022

Dear Sir/Madam

Appeal Ref: APP/X1545/W/22/3304049
Land east and west of Top Road Tolleshunt Knights Essex
Outline planning application for up to 97 dwellings, public open space, together with landscaping and associated infrastructure. All matters are reserved for subsequent approval except for means of access.
Application Ref: 21/00825/OUT
Kier Group

In addition to the response already made by this Parish Council, we wish to make further comments as follows which we feel are highly relevant to our objections to the above application.

The village of Tiptree is adjacent to Tolleshunt Knights and the final version of its Neighbourhood Plan has now been submitted to Colchester Borough Council for the Regulation 16 consultation.

The draft Plan acknowledges the current lack of infrastructure in Tiptree, the heavy reliance of its residents on the private car and the current inadequate bus service to and car parking at Witham and Kelvedon railway stations. It also notes the critical need to improve access to the A12, particularly at the point where two narrow bridges at Braxted and Inworth already cause problems for traffic flow. These points are highly relevant to the proposed development in Tolleshunt Knights whose residents would also use these routes to access services, employment and facilities in larger towns. They therefore add weight to the Parish Council’s objections.

The Plan notes that there is already a great problem with the lack of dental and medical provision in Tiptree. Many of the residents in Tolleshunt Knights and other surrounding villages rely on the Tiptree services which are currently severely over-stretched, as are other dental and doctors’ services in this area. With a major development in Tolleshunt Knights it is possible that potential residents will have difficulty in obtaining adequate levels of health care.

The Tiptree Neighbourhood Plan aims to focus development to the north and west of Tiptree in order to minimise the impact of increased motor traffic on its village centre. Any major developments in Tolleshunt Knights and the villages beyond (Tolleshunt D’Arcy and Tollesbury) would only increase the amount of traffic passing through Tiptree, given that residents of the proposed development would be heavily reliant on the private car due to the lack of any meaningful public transport.

The points raised above in the Tiptree Neighbourhood Plan are felt to be highly relevant to the proposed development of up to 97 houses in Tolleshunt Knights . Please add them to the objections already made by the Parish Council.

Yours truly
Vysian Banyard
Parish clerk