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Minutes of the Parish Council meeting in the Assembly Rooms on Monday 5<sup>th</sup> September 2016

Attendance: Cllr Beeton, Cllr Baker, Cllr Taylor, Cllr Follows, Cllr Frost, Cllr Clark, Cllr Meakin

### **SESSION A (7.30 – 8.30 pm) – NORMAL BUSINESS**

#### **140/16. Apologies for absence.**

Cllr Herbert

**141/16. Declaration of Interest.** Councillors to declare any disclosable pecuniary interests, other pecuniary interests, and non-pecuniary interests not already declared.

Cllr Clark- pecuniary interest, item 148/16, as chairman of the Sports Club

#### **142/16. Minutes**

The minutes of the meeting held on Monday 4<sup>th</sup> July 2016 were accepted as a correct record and duly signed by the chair.

#### **143/16. Update on items from last meeting. Not reported separately.**

- a) Dog Bin on playing field. The clerk advised the zone manager at CBC has recently changed, resulting in the delay in authorising the move. The clerk will be meeting with the new manager mid-September. CBC will assess the proposed site for services or other constraints, but subject to the site suitability does not see why the bin could not be moved and operated under the current bin emptying contract.

#### **144/16. Accounts:**

The list of payments was approved. Total expenditure on cheques £ 1065.00

**Proposed: Cllr Beeton**

**Seconded: Cllr Follows**

**Agreed by all**

#### **145/16. Planning Advisory Group – Cllr Taylor.**

- a) The following planning applications were received, and recommendations given:
  - 162127 South Hills, Coopers Lane, Dedham Colchester CO7 6AX. Single storey side and rear extension. (Re-submission of refused permission 160717)  
*Recommendation: no objection*

- 162082 Lyndon, East Lane, Dedham Colchester CO7 6BG. First floor extension to form additional bedroom and associated internal alterations.  
*Recommendation: no objection*
- 162156, Hallfields, Crown Street, Dedham CO7 6AG. Demolition of existing gate piers, gates and garage frontage. The rebuilding of garage doors, infilling a window and erection of new lychgate with new boundary wall.  
*Recommendation: no objection*
- 161729, 1 East View, Crown Street, Dedham Colchester CO7 6AN. Proposed single storey & first floor rear extensions, plus new vehicle access.  
*Recommendation: no objection provided the boundary issues are resolved*
- 161848, The Flat, Century House, Slip From Birchwood Road To A1, Dedham Colchester CO7 6HU. Additional warehouse storage to existing working business premises, planning lapsed and granted in 2013 for the same proposed  
*Recommendation: no objection*
- 161978, Hallfields Farm, Manningtree Road, Dedham Colchester CO7 6AE. Application for variation of condition 02 following grant of planning permission 146334 to allow for the resiting of the bin store/cycle store/PTW store.  
*Recommendation: no objection*
- 161962, Orchard House, Coles Oak Lane, Dedham Colchester CO7 6DR. New garage and wood store.  
*Recommendation: no objection*
- 161866, Barratts Farm, East Lane, Dedham Essex CO7 6BE. Provision of manège for use in association with existing training centre for recreational carriage driving and livery.  
*Recommendation: no objection*

**Proposed: Cllr Taylor**  
**Agreed by all.**

b) Hallfields/ Saunders Field update

Cllr Beeton reported that she was very disappointed with CHP and the allocation of the properties. CHP made a change in criteria for allocation at the very end of application period. They withdrew the applications for the single bed bungalows and changed the criteria from 'over 50's', to 'any age', as the properties have baths, not showers. The bidding period for the one bed properties will begin again on the 22<sup>nd</sup> September. DPC had been assured they would be able to assess the criteria applied by CBC/CHP to ensure it has been followed. Cllr Beeton felt this had undermined the parish council's confidence in the housing association.

The Chair suggested the council should write formally to CHP, to express their disappointment at the lack of co-operation and liaison at the culmination of this arrangement. Looking forward, DPC would hope to be able to work more closely with the housing provider to ensure the best outcome for Dedham and its residents.

**146/16. Meeting with residents of Parsons Field, Forge Street and Crown Street.**

- To receive a report from Cllr Meakin on a proposed meeting with residents of Forge Street, Parsons Field and Crown Street to discuss Neighbourhood Watch, crime, and health and welfare issues. Letter circulated to councillors.
- To agree to facilitate the meeting under Cllr Meakin's Health and Wellbeing portfolio, and to approve expenditure for the hire of the Duchy Barn @ £15.00

Following Cllr Meakin's report, given by Cllr Beeton, it was agreed to facilitate the residents meeting, and letter drop the residents concerned.

**Proposed: Cllr Follow**  
**Seconded: Cllr Taylor**  
**Agreed by all**

**147/16. War Memorial cleaning**

- a) To receive a report from Cllr Baker regarding DPC's successful bid for a grant from The War Memorials Trust for the cleaning of the memorial. A grant of 75% has been awarded.
- b) To agree the terms and conditions of the War Memorial Trust grant, and approve expenditure of the remaining 25% @£540.00

Following Cllr Baker's report, it was agreed to accept the grant (and terms and conditions), and pay the remaining £540.00

- T's & C's include having a plan on how we maintain it after cleaning, which Cllr Baker has agreed to write.
- Initially, the Trust had only agreed to clean up to the 'needle', but have since agreed to clean the whole memorial.
- DPC will arrange cleaning as soon as possible, avoiding Remembrance Sunday.

**Proposed: Cllr Taylor**  
**Seconded: Cllr Beeton**  
**Agreed by all**

**148/16. Sports Pavilion. CIF application.** Application circulated to councillors.

*Cllr Clark did not partake in the discussion or vote, due to a pecuniary interest, as Chairman of the Sports Club.*

- a) To receive a report on the proposals for the Sports Pavilion CIF application, including alternative funding options.
- b) To agree the submission of the draft CIF application for grant funding with a maximum commitment from DPC of £3,000.00.

Cllr Baker reported that the application consists of the following:

- Small changing room and showers for female referees.
- The showers used by football teams will be replaced along with a new boiler which has not been renewed for over 25 years.
- Create disabled access.
- A small storage shed to house the tractor, grass cutter and grass cutting equipment.
- Refurbish and slightly extend the kitchen.
- Redecorate and new flooring in the changing room.

Total cost £55,600.00

Football Foundation £38,820

CIF £12,780

Dedham Sports Club £2000

DPC max £3000 (£2000 in application, £1000 in contingency)

Cllr Taylor asked whether the Sports Club would be happy to match fund DPC, also putting £1000 into the contingency. Cllr Baker to investigate.

Cllr Frost questioned the need for the storage shed. Cllr Baker agreed this could be done separately if needed. Cllr Baker confirmed that if grant funding was not received, the project would not go ahead. The PC will not be asked for additional funds.

Following a discussion, it was agreed that DPC would fund a maximum of £3000.00

**Proposed: Cllr Frost**

**Seconded: Cllr Beeton**

**Agreed by all (except Cllr Clark)**

**149/16. Brook Street hedge**

To agree the expenditure for Brook Street hedge cutting up to a budget of £500.00

The clerk reported that the roadside hedge has been cut by ECC.

County Councillor Anne Brown will approach ECC about cutting the top.

Cllr Beeton asked that the Munnings hedges be added to the Clerk hedge letter programme.

**150/16. Notice board in the car park.**

To agree the adoption of the business notice board in the Mill Lane car park.

The adoption of the business notice board was accepted.

**Proposed: Cllr Beeton**

**Seconded: Cllr Follows**

**Agreed by all**

Cllr Frost suggested the DPC may want to trial leaflets in the noticeboard again. It was noted that the businesses must be willing to buy into this, and help themselves. Cllr Frost to bring back some specific proposals to a future meeting.

**151/17. Invitation for Karen Turnbull CBC to attend a DPC meeting**

To agree to extend an invitation to Karen Turnbull to attend the November meeting regarding tourism in Dedham

It was agreed to invite Karen Turnbull to attend the November meeting.

**Proposed: Cllr Beeton**

**Seconded: Cllr Frost**

**Agreed by all**

**The** business community would also be invited to attend the meeting.

**152/16. Website provider**

To agree to investigate alternative website hosting options and to seek quotes following widespread communication issues with the current website provider.

It was agreed to seek alternative website hosting options.

**Proposed: Cllr Taylor**

**Seconded: Cllr Follows**

**Agreed by all**

**153/16. Local Crime report:- Asst. Clerk.**

There had been little crime during the past two months. An attempted burglary and the theft of building equipment from Monks Lane. There has been two cases of theft from cafes by duping the staff.

**154/16. Correspondence. – Clerk.**

The clerk reported 2 requests for funding and a request for a memorial bench, which will be added to the October agenda. The clerk has also received an email from a Dedham resident, complaining about tourists.

**155/16. Open Session – Have your say (related to previous or other items only)**

Are hedges landowner responsibility? In most cases, they are.

**Report from Ward Councillor:** Nigel Chapman.

**Report from County Councillor:** Anne Brown

Cllr Brown reported that ECC continue to work on the financial shortfall and having to find savings where they can.

## **SESSION B - (8.30 pm onwards – COLCHESTER LOCAL PLAN**

**156/16.**

- a) To receive a report from the Strategic Development Group following the Colchester Borough Council road show in Dedham on August 4<sup>th</sup> 2016\*\*

Cllr Taylor gave the report on the Local Plan, including recommendations from the Strategic Development group. *This can be found on the website, and is available from the clerks.*

Cllr Chapman- Environment Agency taking the issue in Dedham seriously should be in the response.

- b) **OPEN SESSION** – To receive comments from councillors and members of the public

Residents felt very strongly about the proposed sites with the local plan. The following are the key comments, which were repeated by many residents:

- The Heath currently suffers from drainage issues, with both Anglian Water (sewage), and ECC (surface water). Additionally, development will only exacerbate the problem. No properties should be built until the drainage issues are solved. **This point was raised many times, and was supported by all residents present.**
- The drainage at Hallfields/Saunders Field is yet to be tested.
- The development at Hallfields/Saunders Field fulfils the proposed 17 properties in Dedham.
- CBC have a policy against development with the AONB, yet 2 of the proposed sites are within the AONB, and the third is adjacent to it.
- CBC AONB policy states sites adjacent to the AONB, should be treated the same as those within it. - Confirmed by Ward Cllr Chapman.
- Concerns were raised over the lack of guarantees on development style within each sit- whilst a developer could agree to build starter/downsizing homes, once it is in the plan, they can build whatever they like (provided it does not exceed the number set out in the plan).
- If starter/downsizing homes were built, there would be nothing stopping them from being enlarged at a later date. (other than perhaps very careful and restrictive initial design)
- Whilst there appears to be a need for starter and downsizing homes within Dedham for existing Dedham residents, these properties would be on the open market and available to anyone.
- Whilst DPC's recommendations prefer site 243, but with more, smaller houses, these type of properties would not necessarily be in keeping with the street scene.
- There is a danger that if DPC recommends no further development at all, CBC will include the three sites with the specified numbers and the parish will have lost any opportunity to influence what development is carried out.
- A Neighbourhood Plan would have given the opportunity for Dedham to clearly state what it wants in terms of development. **DPC responded that there would not have been time to implement a NHP, and does not have the expertise to develop one at this stage. Advice from CBC stated that with the limited development in Dedham, particularly given the AONB, a NHP would be no real benefit.**
- Why are there only three sites in the Local Plan, when there were additionally sites put forward. **CBC followed through on their own criteria, with disregarded the other sites before this stage of the plan and consultation.**

- Could the other sites be explored again?
- Sustainability- there is no return bus service, except on a Sunday.
- Sustainability- additional properties will inevitable result in additional cars. These all have an environmental impact, and detract from the quiet, village scene.

The 2 main points raised were that there should be no further development until the drainage issues in Dedham have been resolved; and that there should be no development within the AONB.

- c) To receive recommendations from Strategic Development and to agree the response for the Local Plan consultation, to be submitted to CBC\*\*

The recommendations were received as detailed in the report and DPC agreed to submit the response taking into consideration the issues raised by residents at the meeting, particularly the need for drainage work to be carried out at The Heath, before any development takes place.

**157/16. Matters of Continuing reference. – BT Manhole leakage.**

**158/16. Date and time of next meeting:** 7.30pm 3<sup>rd</sup> October 2016. Assembly Rooms  
(To include Car Parking Item) as re-arranged.

Emma Cansdale  
Clerk to Dedham Parish Council

06/09/2016

Date: 3<sup>rd</sup> October 2016

Signed.....