



CRESSING PARISH COUNCIL

Minutes of the virtual meeting of Cressing Parish Council
held on 11th August 2021 at 7.00pm
at St Barnabas, Claud Ince Avenue, Cressing

Present: Cllr John Lawton – Chairman
Cllr Colin Haines
Cllr Ali Lapper

In attendance:

Mrs Christine Marshall (Parish Clerk/RFO)
District Councillor James Abbott
District Councillor Bob Wright
Three members of the public

21/108 CHAIRMAN'S WELCOME AND REPORT

The Chairman welcomed attendees and was pleased that the meeting could proceed with just three Councillors in attendance and was therefore quorate in accordance with Standing Order 3.u. He then reported as follows:

- i. As no viable suggestions have come forward for Rainbow Field, the Handyman will be inspecting the site and report back on the condition of the fencing as well as the overgrown vegetation. A plan will then be put forward by the Clerk and the Handyman for Cllr consideration.
- ii. The Speedwatch equipment comprising Speed Meter, 2 digit display sign and a dual message sign has been received and delivered to the Community Speedwatch Co-ordinator. It is understood training for the use of this equipment begins w/c 16th August.

21/109 APOLOGIES FOR ABSENCE

The Clerk advised that apologies had been received from Cllrs: Simpson, Watts, Porrett and Rowe. Cllrs agreed to accept these apologies. **Proposed: Cllr Lapper, seconded: Cllr Haines.**

21/110 DECLARATIONS OF INTEREST

Members of the council are subject to the Local Authorities Code of Conduct Order 2007 (SI 2007/1159) (The Revised Code) with the additional, non-mandatory, section 12(2).

There were no pecuniary or non-pecuniary interests in relation to items on the agenda to be recorded.

21/111 PUBLIC PARTICIPATION SESSION

The Clerk confirmed that no requests to speak had been received.

21/112 REPORTS BY COUNTY AND DISTRICT COUNCILLORS

County Councillor Paul Thorogood was unable to attend the meeting but had submitted a report which was read into the meeting by the Chairman:

- i. Photographs had now been submitted to support the LHP request regarding Bulford Mill Lane
- ii. Residents have raised concerns about the new roundabout by the Countryside development and the resulting changes to yellow lines and bus stops. Highways Officer Jo Heynes has been asked to investigate and report back to Cllr Thorogood on a potential alternative, safer, design.
- iii. New Highways Liaison Officer for the district is Charlotte O'Connell, who has

taken over from Rissa Long.

Cllr Abbott reported:

- i. BDC Local Plan – Cllr Abbott had attended the inquiry and addressed the Inspectors on BDC's green buffer policy. Three developers were in attendance and wanted these removed from the Plan. The Inspector's decision is unlikely to be known until the end of the year, until which time speculative large development applications are expected to continue.
- ii. Cllr Abbott has also been contacted regarding the changes to the B1018 by the Countryside development and the school. He has written to County about these concerns.
- iii. Cllr Abbott was contacted by a resident when the illegal travellers' site arrived in Cressing, but they have now moved on.
- iv. BDC Full Council has agreed the Targets for Tree Planting and Community Woodlands in Braintree District which may include new community woodlands where achievable.
- v. Glass will no longer need to be separated into colours at re-cycling banks.

The Chairman asked the Clerk to obtain an update on the bottle banks in Church Road that were due to be moved.

Action: Clerk

21/113 MINUTES OF PREVIOUS MEETING

The Minutes of the Parish Council Meeting held on 9th June 2021 were confirmed as a true record. **Proposed: Cllr Lapper, seconded Cllr Haines, all in favour.** The Chairman signed the Minutes.

21/114 THE QUEEN'S PLATINUM JUBILEE

It was agreed to postpone this item to the September meeting, in the meantime the Clerk will speak with Silver End and Rivenhall Parish Clerks to see if there is merit in joining together to mark the event. The Clerk will also speak to Cressing School. **Action: Clerk**

21/115 FINANCE

- i. Finance reports for June 2021 and approval of payment against July expenditure were ratified in accordance with the notes issued subsequent to that inquorate meeting. **Proposed: Cllr Lawton, seconded: Cllr Lapper, all in favour**
- ii. **Progress against budget:** The Clerk/RFO referred to the reports issued with the Agenda. There were no queries, and the reports were accepted. **Proposed: Cllr Lawton, seconded: Cllr Lapper, all in favour**
- iii. **A motion to approve bank reconciliation at 31st July 2021: It was resolved** that the bank reconciliation statement at 31st July be approved. **Proposed: Cllr Lawton, seconded: Cllr Lapper, all in favour**
- iv. **A motion to approve July 2021 Payments/Cheques:** The list of payments made and cheques to be signed against July expenditure was presented. There were no queries, and **it was resolved** to approve the payments. **Proposed: Cllr Lawton, seconded Cllr Lapper, all in favour.** Cllrs Lawton and Haines signed the cheques.

21/116 PARKING AND ROAD SAFETY IN CRESSING

Whilst it is acknowledged that there is little opportunity to resolved the serious issues in of parking in Cressing, it was agreed this should be looked at in detail by two Councillors. It was agreed to postpone this discussion to the September meeting. **Action: Clerk**

21/117 CRESSING ENVIRONMENT

- i. Playing field improvements: **It was agreed** that the Clerk should proceed with the

purchase of new seating in accordance with the quotations previously received. **It was also agreed** that when submitting to BDC for S.106 funding that the Council's preferred quote is that provided by Mortimer Contracts. **Proposed: Cllr Lawton, seconded: Cllr Lapper, all in favour** **Action: Clerk**

The Clerk referred to the report and draft plans issued to Cllrs on 9th August. Prior to the meeting Cllr Simpson had raised items concerning re-negotiation of the lease. Following discussion, it was decided to proceed with the proposals, during which time discussions will be held on the new lease and agreements relating to the use of the field and its ongoing maintenance. There were no other queries and **the following Motions were agreed:**

Motion: to instruct the Chairman and Parish Clerk to meet with CSSC to discuss and agree the proposed drawings. **Action: Chairman and Clerk**

Motion: to instruct The Parish Clerk, following the meeting with CSSC, to meet with BDC to finalise the drawings and BDC's requirements. **Action: Clerk**

Motion: to instruct KSA Property to produce specification of works and tender documents for publishing on HM Govt Contracts' Finder site in accordance with CPC Financial Regulations, clauses 11 and 12, and according to the Public Contracts Regulations 2015. **It was also agreed** that the Clerk should accept the estimate of fees. **Action: Clerk**

Motion: to instruct the Parish Clerk to prepare for public consultation of the plans at the joint (CPC and CSSC) Open Day in September 2021. **Action: Clerk**

All motions proposed by: Cllr Lawton, seconded: Cllr Lapper

- ii. The Clerk advised that a Legionella Risk Assessment was required for the Pavilion. An estimate of cost for this had been received at £200. It was not felt necessary for water samples to be taken at this stage (£35 each). **It was agreed** to instruct the Clerk to arrange for the inspection to be carried out. **Action: Clerk**
- iii. The Clerk provided an update on the arrangements for Cressing Open Day, which will be a joint event between CPC and Cressing Sports & Social Club. The date was discussed and **it was agreed** to change this to Saturday 25th September. Cllr Lapper agreed to attend with Police Dog Gemma and will try to arrange for a Police Dog Training team to provide a display. Other activities to encourage residents to attend will also be arranged. **It was further agreed** that the Clerk and the CSSC Secretary will proceed with arrangements. **Action: Clerk**
- iv. The Clerk updated the meeting on the adoption of the footpath provided by Bellway from Mill Lane to Cressing Station and advised that Bellway were arranging to cut the vegetation. It was suggested that as CPC will be entering into a P3 agreement with Essex Highways, that CPC take over this footpath as well and arrange for its adoption as a PROW. Cllr Abbott advised that the adoption of footpaths and roads from new developments can take up to two years to complete. **It was agreed** that the Clerk should discuss with Bellway and Essex Highways the adoption of this footpath. The Clerk will also check ownership/responsibility for the lighting on this path following its adoption (currently Bellway responsibility). The Clerk has spoken with BDC who confirmed that the playground at Avondale would be managed by Bellway's Management Company who would also be responsible for its safety inspections. No liability would be with the Parish Council. **Action: Clerk**

The Clerk was also asked to enquire when the repairs to Mill Lane will take place following the development's completion. **Action: Clerk**

21/118 CRESSING ROADS

- i. No items had been advised to Cllr Paul Thorogood for local street improvements as

requested in his email of 15th July.

- ii. TRAF/7620 Proposed Prohibition of Waiting, Loading and Stopping and On-Street Parking Places, Braintree Road, Cressing. Cllrs discussed the changes to road markings from the new roundabout, outside the school and petrol station. **It was agreed** to write to Essex Highways supporting the concerns of residents about these changes. **Action: Clerk**
- iii. Cllrs also discussed the new bus stops outside the petrol station and close to the school and residents' correspondence with Essex Highways and whether CPC wishes to comment. It was questionable whether any stops along this section of road were necessary, especially as they will cause vehicles trying to overtake stopped buses into oncoming traffic and danger to pedestrians trying to cross the road and. **It was agreed** to write to Essex Highways supporting the concerns of residents about these changes and requesting a "re-think" on this. The Clerk pointed out that it had been an Essex Highways requirement in their recommendations for this site in their letter of 29 March 2017, which had then been included in the S.106 Agreement. **Action: Clerk**

21/119

PLANNING

A. **Appeals determined by the Planning Inspectorate:** None advised

B. **Appeals submitted to the Planning Inspectorate:** None advised.

C. **Applications determined by Braintree District Council:**

21/01188/FUL - Demolition of garden centre sales buildings, conservatories & store/office, and the construction of a single-storey garden centre sales building of 600sqm. Braintree Garden Centre Galleys Corner Cressing Road Braintree Essex CM77 8DH – *granted*

D. **Applications received by Braintree District Council:**

21/01623/FUL | Reinstatement of entrance and gate to farmland. | Hungry Hall Cressing Road Cressing Essex CM8 1RL – *no comment to make*

E. **Applications outstanding from inquorate meeting 14th July:**

- i. 21/00175/FUL | Erection of a two-storey 5 bed detached dwellinghouse with associated access road and landscaping | Land Adjoining And To The Rear Of 1 To 8 Leyfield Braintree Road Cressing Essex – *Clerk to write to BDC Planning on concerns over access to B1018* **Action: Clerk**
- ii. 21/01908/FUL | Demolition of existing Frankie & Bennys Restaurant with permitted takeaway facility and erection of a single-storey building with 'Drive-Thru' to provide a coffee shop / restaurant selling food and drink for consumption on and off the premises (Sui-Generis Use). | Frankie And Bennys Restaurant Galleys Corner Braintree Road Cressing Essex CM77 8GA Essex – *Clerk to write to BDC Planning on concerns over traffic congestion at Galleys Corner and Millennium Way quoting BDC's climate emergency policy* **Action: Clerk**
- iii. 21/01929/DAC | Application for approval of details as reserved by conditions 4 and 6 of approved application 18/01498/FUL | Land Adjacent Leyfield Braintree Road Cressing Essex – *no comments to make*
- iv. 21/01940/OUT | Hybrid planning application encompassing: (i) Outline Planning Application for 2 x self-build and/or custom build bungalows with details of Access, Layout and Landscaping to be determined (Scale and Appearance to be Reserved Matters); (ii) Full Planning Application for 4 x 3 bed and 2 x 4 bed residential dwellinghouses with associated roads, car parking and landscaping. | Land Adjacent Leyfield Braintree Road Cressing Essex Essex – *Clerk to write to BDC Planning on concerns over access to B1018* **Action: Clerk**
- v. 21/02059/ADV | Signage to include -6 No. internally illuminated fascia signs, 3 No. internally illuminated & 2 No. externally illuminated directional signs, 2 No. internally illuminated menu boards and 1No. internally illuminated totem pole. | Starbucks Galleys Corner Braintree Road Cressing Essex CM77 8GA

Essex – Clerk to write to BDC Planning on concerns over light pollution and traffic
Action: Clerk

F. Applications received by Braintree District Council (Householder Application, General Permitted Development Order)

- i. 21/01564/VAR | Variation of Conditions 2 (Approved Drawings) and 3 (Materials) of permission 19/01646/HH granted 02/01/2020 for Proposed extensions and alterations. Variation to allow: - Change of external material. - Single-storey extensions. - Remodelling dormer windows. - Alterations to roof light. | Spring Cottage The Street Cressing Essex CM77 8DG - *Noted*
- ii. 21/01657/HHPA | Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storey with a maximum height of 8.7 metres | 23 Mill Lane Cressing Essex CM77 8HN - *Noted*
- iii. 21/01408/HH | Single-storey rear extension and partial conversion of garage into habitable accommodation | 38 Crozier Drive Cressing Braintree Essex CM77 8GE - *Noted*

There were no comments to be submitted.

G. Applications bordering parish for information

- i. 20/02127/OUT | Outline application, with all matters reserved except access, for the demolition of existing farm outbuildings and the erection of up to 90 dwellings (including 40% affordable housing) with community park and public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point from Brain Valley Avenue. | Land Off Brain Valley Avenue Black Notley Essex – *CPC has submitted an objection to this application but the Clerk will contact Black Notley PC to see if any further assistance is required.* **Action: Clerk**
- ii. 21/01878/FUL | Construction and operation of a solar photovoltaic farm, with battery storage and other associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping. | Land East Of Periwinkle Hall Links Road Perry Green Bradwell Essex - *Clerk to write to BDC Planning on concerns over HGVs on village roads* **Action: Clerk**
- iii. 21/01810/FUL | Erection of 126 homes with associated access, open space and infrastructure (following outline planning permission 15/00280/OUT and as a variation of reserved matters approval 18/01751/REM) | Land Off Western Road Silver End Essex – *no comment to make*

21/120 PUBLIC CONSULTATIONS PRIOR TO SUBMISSION OF PLANNING APPLICATIONS
Land to the east of Braintree Road, Tye Green – Rainier Developments Ltd – **It was agreed** that this development should be objected to when application goes before BDC.

21/121 FUTURE MEETINGS
Cllrs discussed whether a change of day/time for Parish Council Meetings would be appropriate but doubted this would improve public engagement or attendance at meetings. **It was therefore agreed** that meetings should remain on the second Wednesday of each month.

21/122 INFORMATION EXCHANGE
There was nothing to be reported.

Items for inclusion on the June Agenda:

1. *Queens Platinum Jubilee*
2. *Parking and road safety*
3. *Update on Playing field report and improvements*
4. *Update and proposals for Rainbow Field*
5. *Update on Open Day*

21/123 DATE OF NEXT MEETING

The next meeting of the Parish Council will be on Wednesday 8th September 2021 at **7.00pm at St Barnabas Hall, Claud Ince Avenue, Cressing, CM77 8HG**. Social distancing may be implemented and face masks worn if required under Covid regulations.

Any items for inclusion on the Agenda to be sent to the Parish Clerk to be received no later than 12 noon on Tuesday 31st August 2021.

The meeting closed at 8.45pm.

Dates of 2021 meetings

October	13	7.30pm
November	10	7.30pm
December	8	7.30pm