



CRESSING PARISH COUNCIL
Minutes of the Parish Council meeting
held on 10th April 2024 at 7.00pm at
St Barnabas, Claud Ince Avenue, Cressing.

Present: Cllr John Lawton – Chairman
Cllr Colin Haines
Cllr Harvey Porrett

In attendance:

District Cllr James Abbott
Mrs Christine Marshall (Parish Clerk/RFO and Proper Officer)
2 members of the public

24-5/001 CHAIRMAN'S WELCOME

The Chairman declared the meeting open and welcomed those present.

The Chairman then reported as follows:

- i. Ashes Field planning appeal – a resident close to this proposed development has advised of a letter delivered to all neighbouring properties advising of the appeal.
- ii. The Maples (Persimmon Homes' development) – numerous advertising signs have been fixed to existing street furniture. Cllr Abbott advised that these are not permitted to be attached to speed safety signs, etc. The Clerk has already contacted Braintree District Council and will now contact Essex Highways. **Action: Clerk**
- iii. Links Road Solar Farm – although this does not fall within the Parish, HGVs travelling to and from the site have caused considerable damage to verges. Low Carbon has been contacted in this respect and their proposals for restoring are awaited.
- iv. Church Road is due to be closed from 22nd April for 12 days whilst patching takes place to repair the road surface, it involves removing a part of the surface around a pothole and placing a new patch of road surface. It is hoped that all the potholes along this road will be repaired.

24-5/002 APOLOGIES FOR ABSENCE

There were no absences of Parish Councillors to be recorded, but apologies were received from County Cllr Thorogood and District Cllr Wright.

24-5/003 CO-OPTION OF COUNCILLOR

The prospective cllr was invited to introduce himself to the meeting and Cllrs discussed his co-option. A decision was deferred to the end of the meeting.

24-5/004 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 to be recorded in relation to items on the agenda.

24-5/005 PUBLIC PARTICIPATION

The Clerk confirmed that no requests to speak at the meeting had been received. One member of the public attending this meeting advised they wished to raise a question regarding the playing field and the Chairman agreed for this to be included under Agenda item 23-4/145

24-5/006 REPORTS OF COUNTY AND DISTRICT COUNCILLORS

District Cllrs Abbott reported:

- i. It is unclear why the work has stopped again along Long Green to create a

roundabout, although the visibility splay has been completed and a number of markers have been placed.

- ii. Bend on B1018 – the works access road for the Maples development is now in place and there are indications of where the new roundabout will be. Notice has been given that between 29th April and 3rd May 2-way traffic control will be in place on the bend whilst work to provide a pedestrian walkway is undertaken. The meeting expressed concern that this had taken many years to get scheduled and now it looked to be taking place as a result of the new road layout. It is to be hoped that the flooding at this location will be resolved during this work.
- iii. Ivy Cottage – lots of rubble and clinker has been placed on this site and levelled, where numerous vehicles are now stored and there are visible conduits (possibly for electrical supply). It appears these vehicles are from the car sales showroom at Galleys Corner. Cllr Abbott has raised this with BDC Enforcement as there is no known permission in place for either this work or vehicle storage.
- iv. BDC Local Plan – This is to be reviewed even though it was only adopted last year. It is expected there will be a further “call for sites”.
- v. Cllr Porrett advised Cllr Abbott of a mobile home parked behind a hedge in Mill Lane. No planning permission has been identified and it does not fall within the “permissible” criteria. The Clerk to send details to Cllr Abbott. **Action: Clerk**

County Cllr Paul Thorogood was unable to attend the meeting, but had submitted a report just prior to the meeting. This will be forwarded to Cllrs. **Action: Clerk**
Cllr Thorogood’s report included:

- i. The LHP process will change. A new Chairmen’s Panel will now look at higher cost items such as new pedestrian crossings which cost about £80k to implement, or new footpaths and junction layouts. The new panel will be made up of the chairmen of all the LHPs in Essex and will be chaired by Cllr Tom Cunningham, the ECC cabinet member for highways. Apparently, the existing LHPs will be able to use their budgets to implement smaller schemes such new signs and bollards more quickly. It is not clear how the Chairmen’s Panel will be funded.
- ii. ECC Minerals Local Plan review has seven proposed quarries in the Braintree Eastern division. None of the sites are in the parish of Cressing.

24-5/007 ESSEX HIGHWAYS

Deferred to May meeting.

Action: Clerk

24-5/008 MINUTES OF PREVIOUS MEETINGS

The Minutes of the Parish Council Meeting held on 14th February 2024 were confirmed as a correct record. **Proposed: Cllr Porrett, seconded: Cllr Haines**

The Minutes were signed by the Chairman.

24-5/009 PLAYING FIELD

- i. The Clerk reported that work to the changing rooms completed to schedule and the contractor was now “snagging” prior to final site meeting on 11th April.
- ii. The Clerk tabled the full cost of the project. The contact price was £337,586.95 but due to additional and unexpected costs for a welfare unit, electricity connection for same and roof repairs to enable new building to join existing, a further £18,376 cost had been incurred, which would not be covered by S.106. Final figures for S.106 are awaited from BDC.
- iii. A member of public present (Secretary to the CSSC Management Committee) advised that a specific contract was being prepared for use of the changing rooms. She also advised that she had viewed the changing rooms and was impressed with the quality of the build and fittings. CSSC will ensure the new changing rooms are not abused.
- iv. CSSC are advertising for a new groundsman for the playing field and in particular the football pitch. There are potentially four or five teams that will be using the pitch.
- v. Cllrs were asked if they had any suggestions for additional uses of the playing field –

none were forthcoming. CSSC were encouraged to advertise for interested groups. Cllrs reminded CSSC that the facility is not for the exclusive use of football clubs, nor should it be identified as such.

Cllr Abbott left the meeting.

24-5/010 FINANCE

- i. **Financial statements:** The Clerk/RFO referred to the March reports issued to Cllrs. The items shaded blue were explained. These refer to VAT payments made on the contract for the changing rooms (not covered by S.106) and HMRC reimbursement of those payments, resulting in a zero balance. There were no queries, and **it was resolved** to accept the reports. **Proposed: Cllr Haines, seconded: Cllr Porrett, all in favour**
- ii. **A motion to approve bank reconciliation to 31st March 2024:** It was resolved that the bank reconciliation statement be approved. **Proposed: Cllr Porrett, seconded: Cllr Haines, all in favour**
- iii. **A motion to approve payments for March 2024:** **Proposed: Cllr Porrett, seconded Cllr Haines, all in favour.** Cllrs signed the cheques.

24-5/011 PLANNING

Appeals –

- i. Ashes Field The Street Cressing Essex CM77 8DQ
Description of Development: Erection of 5 No. custom built dwellings and landscaping.
Planning Application Ref: 23/00220/FUL
Planning Inspectorate Ref: APP/Z1510/W/24//3336930
- ii. Woodpecker Barn Mill Lane Cressing Essex CM77 8NU
Description of Development: Outline planning application with all matters reserved, except access, for the erection of 2 dwellings with garaging.
Planning Application Ref: 22/01623/OUT
Planning Inspectorate Ref: APP/Z1510/W/23/3332000

Applications determined:

- i. 24/00197/VAR | Variation of Condition 8 (Hours of opening) of approved application 23/02802/FUL granted 24.01.2024 for: Change of use of existing family room and WC/shower room into a dog grooming parlour. New hours to be:- Tuesday to Friday inclusive 0900 hours - 1700 hours, excluding Bank and Public Holidays. Saturday 0900 hours -1300 hours. | Bannisters Tye Green Braintree Road Cressing Essex CM77 8HU - **Approved**
- ii. 22/02555/FUL | Erection of 1No. two-storey 6-bedroom self-build dwelling, with single-storey detached garden store. The proposal would include a vehicular access and the routing of an overhead cable underground. | Land On The North Side Of Polecat Road Cressing Essex (braintree.gov.uk) - **Approved**
- iii. 24/00456/NMA | Non-Material Amendment to permission 21/01940/OUT granted 20.08.2021 Amendment to soft landscaping arrangements to the southern boundary adjacent Braintree Road | Land Adjacent Leyfield Braintree Road Cressing Essex - **Approved**
- iv. 24/00216/HH | Proposed single storey front addition and garage conversion | 52 Heycroft Drive Cressing Essex CM77 8JL - **Approved**

Applications received:

- i. 24/00585/FUL | Retrospective change of use of outbuildings to business (Class E) use and ancillary residential use | 15 Mill Lane, Cressing, Essex – The Clerk confirmed that emails received, together with objections to BDC, from nearby residents had been provided to Cllrs for consideration. After discussion and considering material planning considerations, Cllrs object to this change of use as follows: highways safety, traffic and parking issues, impact on character/appearance of area and impact on the community. **Action: Clerk**

Applications received by Braintree District Council and considered if comments

should be made (Householder Application, General Permitted Development Order):

None advised

Enforcement Enquiries: None advised

24-5/012 ANNUAL MEETINGS

The Clerk reminded Cllrs that the May meeting would include both the Annual Parish Meeting (APM) and the annual meeting of the Parish Council. No approaches had been received from residents or community groups to call the APM, consequently a notice will be issued by the Parish Council and an article included in the May Community Magazine outlining the differences between these meetings. **Action: Clerk**

24-5/013 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING

Agenda items:

- Essex Highways
- Community Speedwatch
- S.106
- Changing rooms handover
- Playing field/Pavilion Lease
- Annual meetings

24-5/014 EXCLUSION OF THE PUBLIC AND PRESS

The Chairman advised that a matter had arisen that required discussion by Councillors outside of the public meeting. **RESOLUTION: It was agreed** to exclude the public and press for the consideration of any items for the reasons set out in Part 1 of Schedule 12(A) of the Local Government Act 1972. **Proposed: Cllr Lawton, seconded Cllr Haines, all in favour.**

The following items were discussed:

- i. **Co-option of a Councillor- It was agreed** to invite candidate Tony Sim to become a Parish Councillor for Cressing. The Clerk will issue appropriate invitation and arrange for signing of necessary documents prior to the May meeting. **Action: Clerk**
- ii. **To pass a motion** to enable on-line authorisation of payments: **Proposed: Cllr Porrett, seconded Cllr Haines** **Action: Clerk**
- iii. **To pass a motion** to Transfer of Reserves to Current Account when final figure for changing rooms re-build confirmed and with appropriate authorisation obtained by the Clerk by email. **Proposed: Cllr Porrett, seconded Cllr Lawton** **Action: Clerk**
- iv. **To agree** instruction for the Clerk to engage the services of Michael Phelps of Setfords to begin preparation of new lease for playing field. **Proposed: Cllr Lawton, seconded Cllr Porrett** **Action: Clerk**
- v. **To agree** delegated authority for the Clerk to instruct valuers to provide report and rental valuation of the Pavilion and playing field. **Proposed: Cllr Lawton, seconded Cllr Porrett** **Action: Clerk**

The Chairman declared the meeting closed at 8.50pm.

2024 meetings					
MAY	8	ANNUAL MEETINGS		SEPTEMBER	11
JUNE	12			OCTOBER	9
JULY	10			NOVEMBER	13
AUGUST	14			DECEMBER	11