

Wimbish Parish Council
Minutes of the Parish Council meeting held on
5th April, 2023 at 8 p.m.
Wimbish Village Hall

Present: Edward Browne, Mike Young, Lynne Ward-Booth, Mike Cargill and Phil Northern,

In attendance: Tracy Coston (Clerk), Stewart Luck

Public: 6

1.	Apologies for Absence: Ray Searle, Cllr Foley and Cllr Luck	
2.	Councillors to declare pecuniary interests: None	
3.	<p>Public Participation (15 minutes):</p> <p><u>Lower House Farm planning application:</u> Several members of the public attended the meeting and expressed their concerns about the planning application. The application is for one house for countryside, on a green field site which is outside the village curtilage in Upper Green and a section of hedgerow will have to be removed.</p> <p>The proposed development is opposite Garrett Farmhouse which is listed and this application is nearer Garrett Farmhouse and the pond which has greater crested newts and the bats are in the area.</p> <p>There was a pre-app for 3 houses, which is a concern for residents.</p> <p>The ecology report is incorrect as there is a barn owl, badgers and great crested newts.</p> <p>UDC have accepted Stewart Luck's grounds for calling in the application.</p> <p>A letter from Place Services mentions 'Protected Lane'.</p> <p>The members of the public asked the PC to object to the application.</p> <p><u>Little Stonnards:</u> The house is an old small cottage and tried to get planning for an extension which was scaled down from original plans and turned down by planners. The plans are now to build a house in the plot at the rear.</p> <p>Top Road is run of 6 grade 2 listed buildings. The neighbours do not support the application. Strong preference of finding a way of enhancing the house.</p> <p><u>The Lavenders:</u></p> <p>The owner of the Lavenders explained that the contractors have made access route into the back of the garden whilst they were carrying out some building work.</p> <p>The owner gave an unreserved apology that the access has made over the commonland and he didn't realise that permission was required. Trees at the end of the garden were dead and had fallen onto the property and asked for tree surgeon to leave the logs. The earth will be moved and replant trees and shrubs and wildflower seed.</p> <p>The machinery to be removed by 11th April and the last delivery of concrete will arrive tomorrow morning across the commonland if it cannot be piped from the house. Removal of the soil from the site will be required.</p> <p>For information: a garden room and patio is being built under permitted development rights and UDC will be confirm that everything is being built under permitted development rights.</p> <p>The PC thanked the resident for attending the meeting.</p> <p>The PC discussed that the damage has been done and now a recovery plan needs to be discussed.</p>	

	<p>The PC will discuss a way forward in 7c).</p> <p>Ditches have been dug out near Willow House, thanks to the local farmer.</p>	
4.	<p>Minutes of the Parish Council meeting on 1st March, 2023: The previously circulated minutes were approved and signed by the Chair.</p>	
5.	<p>District Councillor and County Councillor Report: County Councillor: Apologies given. District Councillor: Booking system at recycling centre is causing more flytipping. Dog bin near Barracks is a problem as always full but UDC have emptied it.</p>	
6.	<p>Matters arising: a) Letter to Mr Rayner regarding use of commonland: In progress. b) By-Laws: The local consultation has been completed. Michael Young has gone back to the Dept of Levelling up and awaiting a response. c) Defibrillator checks/Meeting with Wimbish School: The Clerk has arranged a meeting with Wimbish School on 2nd May at 2.30pm. Gareth Jones and Edward Browne and the Clerk to attend. d) UDC Zero Carbon Communities Grant: The PC have been granted £ 5,000 for Wildflowers on Maple corner and the top of Ellis Lane. More details to be provided to UDC to clarify the prices.</p>	
7.	<p>Planning a) Applications: <u>UTT/23/0525/FUL Land at Lower House Farm, Lower Green Lane</u> 1 no. dwelling PC Decision: PC supports calling in the application. The PC draws attention to the visual survey which highlights the visual impact survey of the plot as well as all the same objections as the last application.</p> <p><u>UTT/23/0830/CLE Home Pasture Stud, Top Road</u> Creation of dwelling in stable block PC Decision: If the planning officer is minded to approve the application an agricultural tie should be added to the property.</p> <p><u>UTT/23/0694/FUL Abbots Lodge, Thaxted Road</u> Demolition of existing dwelling and erection of replacement dwelling and garage PC Decision: No objections</p> <p><u>UTT/23/0746/HHF Rowneys, Thaxted Road</u> Proposed rear two storey and single storey extensions PC Decision: No objections</p> <p><u>UTT/23/0722/FUL Little Stonnards, Top Road</u> Demolition of garage and erection of detached single storey dwelling in place of existing garage outbuilding. Formation of new driveway to serve Little Stonnards with onsite parking to serve both existing and proposed developments PC Decision: The PC do not support the new build as it is a larger footprint than the existing house. The new build is out of keeping with the 6 listed houses in Top</p>	

	<p>Road and support the application for the extension of the property, which was previously withdrawn.</p> <p>b) Decisions: None.</p> <p>c) Enforcement Lower Green: The PC will thank the resident for coming to the PC meeting.</p> <p>1) The soil is to remain on the site until the restoration plan is agreed.</p> <p>2) Mr Wiseman to restore the by-way with prior consultation with the PC and an ecologist to create a restoration plan.</p> <p>3) The boundary to be agreed between the PC and Mr Wiseman and marked out.</p> <p>4) The mature hedgerow to be replaced by Mr Wiseman with prior consultation with the PC to agree planting programme and species.</p> <p>5) Non establishment of access to property from common land to be confirmed to PC.</p> <p>6) Easement payment to PC for use of access on commonland.</p>		
8.	<p>Roads, Highways and Footpaths:</p> <p>a) Speed Limit Howlett End: A freedom of information request has been asked to see why ECC have turned down the 50mph by a member of the public.</p> <p>b) Funding from LHP: No further information has been received.</p>		
9.	<p>Accounts</p> <p>a) Approval of cheques</p>		
	Payments		
	Tracy Coston (April)	£ 200.03	
	E-ON (April)	£ 34.00	
	Total	£ 234.03	
10.	<p>Pavilion and Recreation Ground Maintenance:</p> <p>a) Playground maintenance: Ray Searle has been carrying out some repairs to the play equipment.</p>		
11.	<p>General Correspondence:</p> <p>a) King's Coronation celebrations: The Clerk will speak to the organisers and help to organise an event.</p> <p>b) Hundred Parishes Grant: The PC will discuss an application at the next meeting.</p>		
12.	<p>Area Report</p> <p>a) Car/van on recreation ground: The Clerk to report the van that is constantly parked on the recreation ground car park.</p> <p>b) House in Tye Green: The PC has contacted UDC Housing to discuss No 29 Tye Green as the house is not being lived in by the tenant.</p> <p>c) Planning Parish Forum was attended by Mike Young, Edward Browne and Stewart Luck.</p> <p>d) Solar Farm: Mike Young and Gareth Jones attended the UDC planning meeting where the S106 agreement on Solar Farms was discussed.</p>		

13.	Date of the next Annual Parish Council Meeting followed by the Parish Council meeting Wednesday 10th May, 2023 7.30 pm	
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Meeting ended at 10.40 pm

Signed

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Dated

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