

MINUTES of a meeting of the COUNCIL held at 7.45pm on Wednesday 5th July 2017 in the Council Offices, 72 Chapel Hill, Stansted Mountfitchet, Essex

PRESENT: Cllr M Caton (Chairman), Cllrs C Dean, J Hudson, M Jessup, P Jones, J Kavanagh, J O'Brien, R Rands, F Richards, J Salmon, G Sell, V Trundle and D Wallace-Jarvis

ATTENDING: Mrs R Clifford - Clerk
Mrs E Philbrick - Admin Assistant
District Cllr Terry Farthing
County Cllr Ray Gooding
5 members of the public

124 APOLOGIES

Apologies were received from Cllr S Dunn and District Cllr A Dean

PUBLIC PARTICIPATION

1 resident spoke regarding how the community had worked together as a team and helped each other when dealing with the Brewery Lane planning applications. The Parish had also worked with the community regarding this.

1 resident raised objections regarding The Stables, May Walk planning applications and made comments with regards to the rumours of New Farm being sold to travellers.

1 resident raised concerns again regarding the Lower Street Car Park as another resident had received a parking fine for purchasing a parking ticket from the wrong machine.

125 DECLARATIONS OF INTEREST

The following member declared a non-financial interest:
Cllr Salmon - Planning application 2

126 MINUTES

The minutes of the Extraordinary Full Council held on 17th May 2017 were approved
The minutes of the Full Council held on 15th June 2017 were approved

127 MATTERS ARISING

Cllr Richards advised pictures had been put on Facebook of the flowers in the Memorial Gardens by residents and the feedback was very positive.

128 CHAIRMANS REPORT

See attached Appendix A

The Chairman also advised that the Parish Council had today received leaflets from Stansted Airport who are holding local exhibitions so residents can find out more about their plans and the future of the Region. These will be displayed on notice boards around the village.

129 QUESTIONS TO THE CHAIRMAN - None

130a DISTRICT COUNCILLORS' REPORT

Cllr Farthing reported:

- A meeting is being held next week to decide if the Local Plan will go for consultation.
- A meeting is also being held to decide on whether to match fund for Carver Barracks. The MOD has raised a huge amount towards a Sports facility which local residents will also be able to use and they would like the Council to fund match this. There is talk of the Barracks closing down in 2030 and if this is the case then the money would get refunded pro rata in first 14 years. Once built there will be no ongoing costs as this would be maintained and managed by the Barracks. This is a great opportunity for the local community.

Cllr Sell reported:

- Congratulated Dist. Cllr Farthing who was a finalist at the Uttlesford Business Awards. It was disappointing how few Stansted businesses put themselves forward.
- The draft Local Plan has been put together and there are 62 dwellings for Stansted. Most of these are situated around St Therese's Church.
- At the recent Highways Panel meeting a number of schemes were discussed for Stansted. These included traffic calming, Forest Hall Park speed limits, crossing on Cambridge Road and Grove Hill signal improvements. After a number of complaints from local residents they will also be looking at the weight restrictions being ignored regularly on Grove Hill. Cllr Kavanagh asked if it may be worth getting width restrictions put in place as this is more of an issue than the weight of most of the vehicles using the road.
- Simon Jackson who is in charge of car parking is working with Hilton Developments to find ways of improving Lower Street car park. Stansted Mountfitchet Castle have been officially advised that they need planning permission to put in their pay machines. Also additional new signage will be added to make the rules clearer to the public. The Chairman advised that they had not received any notes or details of actions agreed at the meeting held in April which the Chairman and Clerk both attended. It was suggested by Cllr Jones that a car park meeting be called and Simon Jackson asked to attend.
- Great Dunmow have recently had their town awards which include awards for individuals and organisations and will next year include a young person category. This is maybe something that could be a future agenda item for Stansted Parish Council as this would raise the profile of the Council and winners would be presented with framed certificates.

Cllr Dean reported:

- Please see attached Appendix B which was read out by the Chairman.

130b COUNTY COUNCILLORS REPORT

Cty Cllr Ray Gooding reported:

- Consultation on expansion of Elsenham Primary School is taking place on 12th July 2017 and would urge us to contribute as the school needs the expansion. The Council were hoping that the Hall Road development would go ahead as this would have provided the land and funding needed but as it has been refused, a loan would now be taken out to go ahead with the project. The biggest issue would now be the traffic as it is already a heavily congested area.
- Key Stage 2 SAT results are out and Essex is 2% above the National average and is up 7% on last year. 97% of schools in Essex are good or outstanding.

- After the fire in London a few weeks ago there is now a lot of pressure regarding fire safety and a complete review is being undertaken. There is a lot of pressure for sprinkler systems to be added to new and also existing schools but doesn't feel this is the right answer as believes this leads to relaxation on other aspects. The new Magna Carta School in Stansted will have top degree fire protection but this may not necessarily be sprinklers.
- The Council is looking for school crossing operatives as they currently have 40 vacancies but are finding it difficult getting people to apply.

131 PAYMENTS

The list of payments were approved

132 PLANNING APPLICATIONS

- 1 UTT/17/1382/FUL - 14 Cambridge Road
Construction of 3 no. dwellings. Revisions to plots 6,8 and 9 of development approved under UTT/16/2632/FUL.
No Comment
- 2 UTT/17/1451/AV - 23/24 M11 Business Link Parsonage Lane
Application for new signage to east elevation
No Comment
- 3 UTT/17/1645/FUL - The Stables May Walk
Erection of machinery store

SMPC objects on the following grounds:

1. Access/egress route
 - a. The current access is to the north of the site off May Walk (a public bridleway), located in the opposite corner to the proposed location of this building, however
 - i. Section 3.5 of the supporting statement with the application: - Access states 'the site will retain use of the existing access road to the B1051' and Section 4.1 'the existing access road will be retained ...'
 - ii. Existing and Proposed Block Plans presented with the application show an 'existing access' which is not currently in use nor situated on May Walk; aerial shots show no obvious sign of usage since 2004 (when boundary fence installed) and it would require access through a gate locked due to enforcement action on neighbouring land
 - iii. SMPC would also question why the applicant has installed a new access onto May Walk through the copse to the south-west
 - iv. Section 4.6.1 Policy GEN 1 Access - 'Why is this relevant for a machinery store'?

Whilst not necessarily planning issues, SMPC would query:

Why the applicant would place expensive machinery adjacent to the main road with easy access and well out of range of floodlights/CCTV, if they exist.

Section 4.6.3 Policy GEN 8 Vehicle Parking Standards - 'Why is this relevant for a machinery store?'

The vehicle parking requirements which match the office? Why provide 2no cycle, 1no motorcycle and 2no car parking spaces for a machinery store?

- 4 UTT/17/1644/FUL - The Stables May Walk
Erection of garage/office building
- No objection as long as the building is only used as stated, i.e offices connected to the livery business, clarification of parking arrangements, and a condition that no permission to be granted for residential development at a future date. Also as long as only existing access is used.
- 5 UTT/17/1761/CLE - The Stables May Walk
Use of a single building used as an independent residential dwelling
- Object as no new compelling evidence from previous refusal under planning permission UTT/17/0634/CLE so previous objections still stand.
- 6 UTT/17/1544/PAP3Q - The Stables May Walk
Prior notification of change of use of agricultural building to 2 no. dwellings
- SMPC object, although Permitted Development Rights exist to convert agricultural buildings to residential use, it should be noted that in respect of this application:
1. The property was sold as a commercial livery business and the site has approval, with conditions, for operation as a commercial livery business, Note: existing commercial site, which would not benefit from permitted development allowances - no additional buildings without planning permission. (ref UTT/16/1278/FUL)
 2. The building, which is the subject of this application is less than one year old and has not been used for agricultural purposes
 3. Conversion requires that an agricultural building existed prior to 20 March 2013
 4. Planning Officer must determine if the building to be converted was in existence before 20 March 2013
- 7 UTT/17/1710/HHF - 35 Bentfield Road
Demolition of conservatory and erection of part first floor, part single storey and part town storey rear extension
No Comment
- 8 UTT/17/0924/FUL - Castle Maltings Lower Street Stansted
Variation of condition 15 (Contamination) of UTT/1522/12/FUL and condition 12 (Contamination) of UTT/16/1242/FUL from pre-commencement to be discharged post completion.
No Objection
- 9 UTT/17/1101/HHF - 9 Grove Hill
Section 73A retrospective application for decking in rear garden. Proposed erection of summer house.
No Comment

- 10 UTT/17/1716/FUL - Ryanair Long Border Road
Proposed extension to training facility adjacent to Hangar 10
No Comment
- 11 UTT/17/1520/HHF - 34 Bentfield End Causeway
Removal of shed and erection of single storey rear extension
No Comment
- 12 UTT/17/1455/HHF - 32 Bentfield End Causeway
Single storey rear extension to replace the existing lean too extension and conservatory
No Comment
- 13 UTT/17/1456/HHF - 32 Bentfield End Causeway
Two pitched roof dormers inserted into the rear roof to provide additional space to the existing loft conversion and the removal of existing chimney.
No Comment
- 14 UTT/17/1633/FUL - 42 Chapel Hill
Conversion of rear lean to roof into flat roof
No Comment
- 133 OPEN SPACES COMMITTEE - 21st JUNE 2017**
RESOLVED to accept the minutes of the meeting held on 21st June 2017
- 134 TO CONSIDER THE DRAFT ACCESS TO INFORMATION POLICY**
RESOLUTION Cllr Richards proposed for this to be approved with mention that the pricing will be received annually.
This was seconded by Cllr Jones
- 135 ELMS FARM - TO CONSIDER TAKING ON THE PUBLIC OPEN SPACE**
RESOLUTION Cllr Sell proposed that we look to take this on once the Clerk has confirmed the Parish Council would receive money towards this and also that no flood areas were included.
This was seconded by Cllr Salmon
- 136 LIST OF CORRESPONDENCE** None
- 137 PLANNING APPLICATIONS DETERMIND** List circulated with agenda
- 138 CLERK'S RECORD OF PLANS** Available in the office
- 139 UPDATE ON CRAFTON GREEN PROJECT**
RESOLVED - Due to the confidential nature of the business to be discussed, the press and public are instructed to withdraw.

The Chairman updated members of the Council on the current position relating to the Crafton Green Project. Various options were considered.

RESOLVED - To re-open the meeting to the press and public.

As a result of the discussion above, Cllr Richards proposed the following

RESOLUTION

- (a) To apply to the UDC Cabinet for the sum of £200,000 from the FHP Section 106 Community Fund to buy out the "reserved rights" held by a third party on the whole of the Crafton Green Site.
- (b) To establish a Working Group comprising members of the Parish and District Councils along with some residents of FHP.
- (c) To establish a committed reserve fund for FHP up to a maximum of £200,000.

Seconded by Cllr Salmon

12 members voted in favour with 1 abstention.

Meeting closed at 9.50pm

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