



# Great Bromley Parish Council

## MINUTES OF THE MEETING HELD ON WEDNESDAY 11<sup>TH</sup> AUGUST 2021 AT 7.30PM AT GREAT BROMLEY VILLAGE HALL

**In attendance:** Cllr Nicholls (Chairman), Cllr Hardy, Cllr Mander and Cllr Smith.

**Also in attendance:** TDC Cllr Wiggins and Lizzie Ridout (Clerk).

**Members of the public:** 15

### 1. **Welcome and apologies for absence**

The Chairman welcomed those present to the meeting. Apologies for absence were submitted from Cllr Blowers, Cllr Fairley, Cllr Heaney, Cllr Lord, Cllr Robinson, TDC Cllr Scott and ECC Cllr Guglielmi.

### 2. **Minutes of the last meeting**

The minutes of the meeting held on Wednesday 14<sup>th</sup> July 2021, previously circulated, were approved and signed as a correct record.

### 3. **Declarations of Interest**

Members were invited to declare any Disclosable Pecuniary Interests, or other interests, and the nature of them, in relation to any item on the agenda.

Cllr Mander declared a non-pecuniary interest in Planning Application 21/01229/FUL insofar as she was a close neighbour of the applicant.

### 4. **Action Sheet review and update**

The actions from the last meeting were reviewed and noted.

### 5. **Public Participation**

A representative from City and Country, which had recently acquired land near the Bromley Cross Inn, was in attendance to discuss and understand priorities of the local area with regards to any future development opportunity that might be forthcoming.

Anna Chew, Head of Planning at City and Country attended to speak with Members and residents. Ms Chew outlined City and Country's profile and encouraged those present to seek out the company's website which had details of current developments. Ms Chew explained that building proceeds would partially fund the restoration work currently being undertaken at St Osyth Priory. The company was keen to work with local residents to achieve the best outcome for all in terms of development and understood that Great Bromley was a rural community.

Residents voiced their concerns over many aspects including:

- 'Agricultural' land – not yet development land.
- Green open spaces were wanted and not more houses.
- Concern over businesses impacted.
- Local primary school was already running at capacity.
- Traffic at the crossroads would increase significantly. Farming vehicles already struggle on the single track road, and an increase of traffic on Colchester Road.
- Flooding remains an issue in the village, and development could increase the risk.
- Special system for sewerage currently in place.
- Roads are currently used for predominantly cycling, horses, walkers and farm machinery.
- Consultations on other developments – how has that been received?
- Existing homeowners affected by potential loss of value, and loss of green open space and views.
- The Meadow has been cut three times recently resulting in destroyed wildlife.

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- Access issue on single track roads.

It was agreed that Ms Chew would attend the next meeting in September with answers on queries raised, and to updates members and residents on initial ideas.

## 6. County Broadband

The CEO of County Broadband, Lloyd Felton, failed to attend to respond to residents' questions. Responses to some emailed questions had been obtained and would be forwarded to those residents. All complaints received by the Parish Council would be emailed to Mr Felton.

## 7. Planning Determinations – for information only

| REFERENCE   | PROPOSAL  | LOCATION   | DECISION  |
|---|---|--|---|
| 21/00445/FUL<br>Mr Simpson -<br>Lexden Homes<br>(Colchester)<br>Limited | Erection of a single bungalow and garage  | Land On The<br>West Side of<br>St Georges<br>Close<br>Great Bromley      | Refusal -<br>Full<br>14.07.2021<br>Delegated<br>Decision  |
| 21/00553/FUL<br>Mr L Foster -<br>LK<br>Developments<br>Ltd              | Variation of conditions 2, 4, 9, 10 & 12 of approved application 20/00259/FUL to replace drawing number 617.19.04L with drawing number 617.19.04N.  | Land Between<br>Fieldside and<br>Eltone<br>Frating Road<br>Great Bromley | Approval -<br>Full<br>06.07.2021<br>Delegated<br>Decision |
| 21/00689/FUL<br>Mr and Mrs S<br>Brazier                                 | Variation of Condition 2 (Approved Plans) of Planning Permission ref: 20/01290/FUL (Erection of replacement detached dwelling and demolition of existing dwelling with alterations to existing vehicular access. Demolition of existing agricultural/domestic buildings and erection of replacement agricultural/domestic buildings). Variation for the enlargement of the single storey rear projection and balcony above. | Bush Farm<br>Hall Road<br>Great Bromley                                  | Approval -<br>Full<br>07.07.2021<br>Delegated<br>Decision |
| 21/01150/TPO<br>Mr James<br>Choat - Tree<br>Planning<br>Solutions       | 1 No. Lime - Clean basal growth and raise crown to 4m removing sublaterals only. Carry out further examination of stem. 1 No. Oak - High pollard at 12m approx 2m above the large tear wound. All laterals and foliaige below to remain to ensure vasular connectivity, lower laterals shortended / reduced by 1-2m.  | Little Dragons<br>Pre School<br>Church Meadow<br>Bungalow<br>Hall Road   | Approval -<br>Full<br>29.07.2021<br>Delegated<br>Decision |

The Planning Determinations were noted.

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## 8. Planning Applications

| REFERENCE                          | PROPOSAL  | LOCATION                              |
|------------------------------------|---|---------------------------------------|
| 21/00915/FUL<br>Mr Brian Giles     | Proposed removal of old shed and replaced with new office shed<br><br>Great Bromley Parish Council considered the proposal to be excessive in relation to the overall size of the site.   | 5 Lakewood, Hall Road, Great Bromley  |
| 21/01229/FUL<br>Mr and Mrs Tointon | Proposed single storey rear extension, first floor rear extension, internal and exterior alterations and conversion of existing outbuilding to annexe.<br><br>Great Bromley Parish Council had no objection to the application. | Arundel, Ardleigh Road, Great Bromley |

## 9. Land West of St George's Close

Members noted correspondence which had been sent to residents of St George's Close from Lexden Homes (Colchester) Ltd.

It was agreed to write to Lexden Homes and residents of St Georges Close to advise that the Council had merely supported residents' objections and would be keen to meet with the developer at a Parish Council meeting, and further agree to explore the history of parish marker on the site.

## 10. Premises Licence application

The Snooty Fox – Frating Road, Great Bromley - 21/00352/PREMGR. A request for an extension for comments on this application had been refused twice, however it was agreed that a comment would still be submitted on behalf of the Parish Council. As part of the statutory consultation, a notice had been placed in a local newspaper and the 'blue' public notice had been displayed at the site for 28 consecutive days. A number of emails from residents had been received by TDC, which would be considered when the application was determined by TDC's Premises/Personal Licensing Sub-Committee on 19<sup>th</sup> August 2021. The Parish Council supported the objections raised by residents particularly on the proposed extended opening hours.

## 11. Confirmation of Tree Preservation Order

Members noted the confirmation of a Tree Preservation Order on Land adjacent to 4 Boulton Cottages, Frating Road, Great Bromley, effective on 2<sup>nd</sup> July 2021.

## 12. Public Consultation: Tendring District Local Plan Section 2 Proposed Main Modifications

Following Examination hearing sessions conducted, virtually online, by a government-appointed Planning Inspector in February and March 2021, a focused six-week consultation on Proposed Main Modifications to the Draft Section 2 of the Local Plan was now taking place in accordance with section 20 (7C) of the Planning and Compulsory Purchase Act 2004.

It was agreed to publish a link to the consultation documents on the Parish Council website and the Great Bromley Community Facebook page, and encourage individuals to submit their comments.

## 13. Reports

- a) County Councillor's Report – previously circulated.
- b) District Councillors' Reports – previously circulated.

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## c) Parish Councillors' Reports

Cllr Smith advised that two Speedwatch sessions had been held at The Cross and Hare Green with a small number of people reported. Footpath 8 had been cleared, and Cllr Hardy to check that the footpath through Askew's Farm was clear.

Cllr Hardy a residence where the highway was being obstructed. The Clerk undertook to report to TDC's Enforcement team and the North Essex Parking Partnership (NEPP).

Cllr Nicholls reported that two benches had been installed in Church Meadow, and a third had been requested.

## d) Clerk's Report and Correspondence received

A resident had suggested that the Community Facebook page be renamed to the Parish Council however Members requested that the page remained as it was.

A suggestion had also been made to consider the use of extraordinary meetings to avoid comment deadlines from being missed, which was noted.

## 14. Highways update

Cllr Mander reported that, as a result of the roads being resurfaced, the drainage holes along Ardleigh Road were now at the same level and the bunds had now disappeared. It was agreed to contact Essex Highways and ECC Cllr Guglielmi, and to comment about the lack of clarity on road closure signs.

## 15. Village Maintenance update

The Maintenance team required five tonnes of road planings for Church Meadow and the hire of a whacker plate which was agreed. This would also address the required repair from the path leading to the Church which needed attention. It was further agreed to obtain a quote for a speed hump and SLOW sign near the entrance to Church Meadow.

## 16. Parish Tree Survey

Following the Council's decision to commission a survey of trees owned within the parish, costs had been obtained and it was agreed to commence a full survey.

## 17. Accounts

The Clerk confirmed the accounts were in order, and reported that the external Audit had been completed.

## 18. To approve the following payments and receipt:

| <b>Payments</b>                                  |                   |
|--|-------------------|
| Clerk's salary                                   | £574.55           |
| HMRC   | £143.60           |
| Defibrillator pads (Clerk's expenses)            | £87.99            |
| Great Bromley Village Hall                       | £22.50            |
| Lewis Mander – Village Maintenance               | £452.84           |
| Bill Kempster – Village Maintenance              | £225.08           |
| Bland Landscapes – Grass cutting                 | £422.98           |
| GB Farm Services – Snapper ride on mower service | £178.07           |
| <b>Total</b>                                     | <b>£ 2,107.61</b> |

| <b>Receipt</b>              |                |
|-----------------------------|----------------|
| ECC Payment – Grass cutting | £166.18        |
| <b>Total</b>                | <b>£166.18</b> |

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The payments and receipt were noted.

**19. Climate Change and Carbon Footprint**

Members considered the effect of any decisions on our Carbon Footprint and Climate Change in general. It was noted that the tree survey would have a positive effect on the trees within the parish, and the many concerns raised over the proposed development under item 5 would have a huge negative impact on climate change.

**20. Date of next meeting**

Wednesday 8<sup>th</sup> September 2021 at 7.30pm at Great Bromley Village Hall.

**21. Items for next meeting and any other business**

- Cllr Mander suggested plans should start for the Queen's Platinum Jubilee next year.
- Cllr Nicholls reminded everyone of the free Tendring Brass Concert taking place at the Village Hall on Sunday 3<sup>rd</sup> October.

The meeting ended at 8.57pm.