



Great Bromley Parish Council

MINUTES OF THE MEETING HELD ON WEDNESDAY 12th OCTOBER 2022 AT 7.30PM AT GREAT BROMLEY VILLAGE HALL

Present: Cllrs Nicholls (Chairman), Blowers, Hardy, Heaney, Lord, Mander, Robinson and Smith

Also present: Lizzie Ridout (Parish Clerk)

Members of the Public: 4

1. **Welcome and apologies for absence**

Apologies for absence were submitted by Cllr Fairley, TDC Cllrs Wiggins and Scott, and ECC Cllr Guglielmi.

2. **Minutes of the last meeting**

The minutes of the meeting held on Wednesday 28th September 2022, previously circulated, were approved and signed as a correct record, subject to the inclusion of a reference to the 20s Plenty query outside St George's School which Cllr Guglielmi undertook to raise with Essex Highways.

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 Nicholls declared a pecuniary interest in the planning application 22/01551/FULHH and did not take part in the discussion of the item.

4. **Public Participation**

There was none.

5. **Hamilton Lodge update**

Representatives from the developers attended the meeting to provide an update on the proposed development at Hamilton Lodge.

There was currently full approval to erect 12 units along with the demolition of the front existing gatehouse. Outline permission had been obtained for a further 67 units, with reserve matters due to be submitted to TDC. The developers were planning to start construction of the first 12 units in early November. Structural issues had become apparent on the main house and a survey had identified underpinning was required. It was planned to demolish the various extensions and adaptations to the main house, and asbestos was also onsite. Members raised concern over potential 1-bedroom apartments and not being able to fill them. The developers advised that the partner housing association was Flagship Housing who would be purchasing the affordable housing.

Cllr Nicholls thanked the developers for attending the meeting, who in turn said that regular updates would be provided to the Parish Council.

6. **Corbeau Seats Clacton and Tendring Rally 2023**

The Resident Liaison Manager, Mr Stanley Graham, attended the meeting to answer questions ahead of the proposed Rally on 22nd and 23rd April 2023.

Mr Graham advised that door knocking to residents on the route had commenced and they were providing leaflets. Mr Graham undertook to feed back to the Management Committee to review where the route goes on the 2024 event. Members expressed concern that there was no access to the Safety Advisory Group. Also, between stages competitors were still driving as if they were in the rally. Mr Graham was not aware of any incidents and would need evidence to investigate. Members also reported issues with drivers exploring the route prior to the event. Incidents should be reported to the organisers. Mr Graham undertook to find out figures of those in favour or against the rally for Great Bromley.

7. **Planning Applications**

REFERENCE	PROPOSAL	LOCATION
22/01575/COU NOT	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted	Blue Gates Farm,

Great Bromley Parish Council

	Development) (England) Order 2015 (as amended) for the change of use of 1no. agricultural building (reference barn 3) to a dwelling house (Class C3) and associated operational development. For information only	Carringtons Road, Great Bromley
22/01566/FUL HH	<p>Proposed demolition of existing attached double garage, conservatory and lean-to. Single and two storey rear and side extensions to provide additional living space, single garage and one bedroom annexe.</p> <p>Great Bromley Parish Council had no objection to the application.</p>	Bromley House, Harwich Road, Great Bromley
22/01551/FUL HH	<p>Proposed extensions, alterations and improvements to the existing bungalow and erection of an associated cart lodge.</p> <p>Cllr Nicholls had declared a pecuniary interest in the application and did not take part in the discussion of the item.</p> <p>Great Bromley Parish Council objected to this application for the following reasons.</p> <p>'This planning application is to increase the size of, and alter a bungalow, which is in the grounds of The Cheshire Home. The Cheshire Home was the old Great Bromley Hall. The application site is also in front of the Great Bromley 14th and 15th century Grade 1 listed church.</p> <p>In January 2022 there was a planning application for a bungalow in very close proximity to the bungalow which is the subject of this planning application. When this application was proposed, and subsequently refused, the Heritage Officer at Essex County Council stated that, 'the late 19 century maps show openness which contributes to the setting of the church, especially the important west aspect'. The west aspect is where this application site is situated.</p> <p>The Heritage Officer also said, 'adding more built form here, urbanising the environment, will alter the manner in which the heritage asset is appreciated and understood.'</p> <p>The Heritage Officer also stated, referring to the bungalow which is the subject of this planning application, 'some intrusive development has been constructed in the environs of the church, this does not give precedent for further inappropriate development.' Inappropriate development would certainly be the case if this bungalow is altered and enlarged.</p> <p>The Essex County Council archaeologists said in January 2022 that any development on this site should be investigated by a professional team of archaeologists.</p>	Church Meadow Bungalow, Hall Road, Great Bromley

Great Bromley Parish Council

	<p>They also said, 'no development or preliminary groundworks at this site should be undertaken until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation, which has been submitted by the applicant, and approved in writing by the local planning authority.'</p> <p>The county archaeologists also stated, ' no development of preliminary groundworks of any kind shall take place until they have completed their investigation.'</p> <p>This referred to an application for a bungalow in very close proximity to this bungalow but would also apply to this application as well.</p> <p>A past chairman of the parish council, who lives in the village, knows about the original application to build the bungalow which is the subject of this application. This was only reluctantly granted in the 1960's or 1970's because The Cheshire Home insisted that they needed this bungalow for their handyman, and it would remain part of The Cheshire Home in perpetuity.'</p>	
22/01569/LBC	<p>Proposed creation of new bathroom in existing bedroom on second floor, structural alterations to rear roof space to create bedroom. Installation of 2 no. roof lights and enlargement of 1 casement window to rear gable.</p> <p>Great Bromley Parish Council had no objection to the application.</p>	Great Bromley House, Hall Road, Great Bromley
22/01414/FUL	<p>Proposed installation of 8m level access door and installation of new gatehouse.</p> <p>Great Bromley Parish Council had no objection to the application.</p>	Penguin Random House UK The Book Service Distribution Centre, Colchester Road Frating
22/01620/FUL HH	<p>Proposed single storey rear extension to ground floor with balcony above. 3 first floor dormer windows and new glazed entrance lobby.</p> <p>Great Bromley Parish Council had no comment as there were no documents or plans on the planning portal.</p>	Byeways, Mary Lane North, Great Bromley

8. Reports

- a) County Councillor's Report – to be circulated once received.
- b) District Councillors' Reports – previously circulated.
- c) Parish Councillors' Reports

Cllr Smith reported that the Speedwatch team had acquired a new speed gun. A session had been held outside of the school due to road closures.

Cllr Robinson reported the bridleway along Cock Lane needed extensive overhead vegetation clearing. It was agreed to ask Essex Highways to carry out an extensive cut.

Great Bromley Parish Council

Cllr Mander reported that the footpath steps at Bouge Hill had finally been replaced. A budget of £50 was approved for Cllr Mander to plant some more bulbs around the village, particularly near the pond.

Cllr Hardy reported complaints of a chemical smell from Frating area recently. Complaints about roadworks on Harwich Road and as a result buses and HGVs were using the back road.

Cllr Blowers reported that a post at the war memorial had been damaged. The clerk undertook to obtain a quote to repair. It was agreed to provide bleed kits at each Defibrillator cabinet. Cllr Blowers undertook to check the flood barrier stored at the Courthouse.

Cllr Heaney reported fly tipping in Mary Lane North which Cllr Lord logged with Tendring District Council (TDC). The road plantings were now growing weeds. The Clerk undertook to remind Cllr Scott to raise with TDC.

Cllr Lord reported the costings for Hare Green play equipment were £37,455 which meant a shortfall of £1171 which would need to be funded by GBPC. Members approved the cost, which did not include picnic benches as these would be sourced separately.

Cllr Nicholls had requested a quote for play equipment at Church Meadow.

d) Clerk's Report and Correspondence received – none.

9. Action Sheet review and update

The actions from the last meeting were reviewed and noted.

10. Accounts

The Accounts Monitoring Officer confirmed the accounts were in order.

11. Highways update

There was none.

12. Remembrance Sunday

Cllr Lord confirmed that arrangements were in place for the service on Sunday 13th November, with a service at St George's Church, and involvement from St George's School.

13. The following payments were approved:

Clerk's salary	£584.15
HMRC	£146.00
Great Bromley Village Hall	£25.00
PKF Littlejohn – External Audit	£240.00
Paul Gaffney – Flowertub watering	£165.00
Lewis Mander - Village Maintenance	£112.44
GB Farm Services – ride-on mower maintenance	£298.27

The payments were approved, and additional late invoices for the payroll service (£45.00), strimmer maintenance (£37.68) and an EALC training course (£780.00) were also approved.

14. The following receipt was noted:

TDC Precept – 2 nd instalment	£11,765.00
--	------------

The receipt was noted.

15. Climate Change and Carbon Footprint

Members considered the effect of any decisions on the Carbon Footprint and Climate Change in general.

16. Date of next meeting – Wednesday 9th November 2022 at 7.30pm

17. Items for next meeting and any other business

The meeting closed at 9.29pm.