

Herongate and Ingrave Parish Council



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Minutes of the Parish Council Meeting held at St. Andrews Church Hall, Herongate on Wednesday, 28th November 2012 at 7.15pm

In the Chair: Cllr A. Marsh

Present: Cllr D. Harman (Vice Chair), Cllr A. Bayless, Cllr S. Theobald, Cllr A. Thurgood and Cllr R. Watkins

Officers: Mrs. T. Grainger (Clerk)
Mr D. Tooke-Kirby (RFO)

Members of the public: Approximately 21 members of the public and PCSO M. Janes and PCSO D. Powis

12/13.111 Apologies for Absence

Apologies were received from Cllr S. Murphy, Cllr K. Pegram. **Apologies were accepted.**

Proposed: Cllr A. Bayless Seconded: Cllr R. Watkins All agreed

Apologies were also received from Cllr. J. Roberts (ECC).

12/13.112 Co-option of New Councillor

Members unanimously agreed to co-opt Mr. Alan Kingsford to the Council. Mr. Kingsford signed the Declaration of Acceptance of Office and took his seat at the table as Councillor.

All agreed

12/13.113 To receive Members' declarations of interest in items on the agenda

There were no declarations of interest.

12/13.114 Minutes

(a) Minutes of the meeting held on 26th September 2012 were accepted as a true record and signed by Cllr A. Marsh (Chairman).

(b) Minutes of the meeting held on 23rd October 2012 were accepted as a true record and signed by Cllr A. Marsh (Chairman).

Proposed: Cllr D. Harman Seconded: Cllr R. Watkins All agreed

12/13.115 FINANCE

(a) Cheques signed since the last meeting:

Payee	Cheque No,	Amount
None		

(b) Cheques signed at this meeting

Payee	Cheque No.	Amount
St. Andrews Methodist Church	660	£100.00
St. Nicholas Church Hall	661	£70.00
Lee Emmett (First Response Books)	662	£30.00
St. Andrews Methodist Church	663	£24.00
E.ON	664	£15.19
Administration	665	£612.03
A. Thurgood (Christmas Cards)	666	£48.10
Administration	667	£393.70
Essex Pension Fund	668	£190.19
HMRC	669	£65.42
Poppy Appeal	670	£50.00
EALC	671	£65.00
Janet Hockley (Christmas Lights)	672	£50.00

(c) Bank Reconciliation as at 23.10.12

Current Account	£21,615
30 Day Investment Account	£3,844
Investment Account 1.55%	
Investment Account 1.70%	
Investment Account 2.44%	£25,000
Investment Account 1.80%	£20,000

(d) Mr. D. Tooke-Kirby reviewed three Precept options for the Draft Budget. For the benefit of the public Cllr A. Marsh explained the background of previous Precepts. Members provisionally approved a £20.00 Council Tax rate for a D base house.

Proposed: Cllr R. Watkins Seconded: Cllr D. Harman All agreed

(e) This matter was deferred to the next meeting.

12/13.116 New Code of Conduct and Declaration of Interests

(a) It was agreed that Herongate and Ingrave Parish Council adopt the new Code of Conduct as drawn up by the Borough.

(b) It was agreed that Councillors adopt the new Declaration of Interests form and submit completed forms to the Clerk as a matter of urgency.

Proposed: Cllr A. Marsh Seconded: Cllr A. Kingsford All agreed

12/13.117 Planning

(a) A list of applications received and determined during November was received and agreed. Cllr R. Watkins highlighted Planning Applications for 1 Pittman Close, Ingrave. The first application was rejected by the Borough and now a second application for a two bedroom dwelling has been lodged, to which the Parish Council objects.

Cllr Watkins also referred to Planning Applications for 61 Brentwood Road, Ingrave, the first to extend the bungalow to create a two-storey dwelling to which the Parish Council objects and the second for a single storey rear extension, removal of existing porch, garage and car port, infill to existing front building line and single storey to square off oblong footprint to which the Parish Council has no objections.

(b) The development of the Hillcrest Nursery site will be discussed during the Public Forum.

Proposed: Cllr R. Watkins Seconded: Cllr D. Harman All agreed

12/13.118 Correspondence

A list of correspondence, having been previously circulated, was noted.

12/13.119 Reports from Councillors

- Cllr A. Bayless mentioned that the Notice Boards still needed some attention – clean and varnish. Cllr A. Marsh made a note of this.
- Cllr A. Kingsford reported that a resident had expressed concerns about the weed in Peartrees Pond. This matter was also highlighted by Cllr A. Thurgood at the last meeting. Discussion took place regarding how this problem could be managed. Cllr A. Kingsford to investigate mechanical removal and Cllr A. Marsh to look into a herbicide solution.

12/13.120 Items from Councillors to be added to the next Agenda

Any items to be emailed to the Clerk at least two weeks before the next meeting.

12/13.121 Public participation session with respect to items on the agenda and other matters that are of mutual interest.

- A resident asked if there was a maintenance agreement for the Ingrave Playing Field as some play equipment was in need of repair. This matter will be taken up with an Officer from the Borough.
- PCSO Michael Janes introduced PCSO Deborah Powis who will be taking over from him to cover Herongate, Ingrave and West Horndon. PCSO Janes will be moving to cover Pilgrims Hatch.
- Cllr A. Marsh opened the discussions regarding the Hillcrest Nursery Development proposals. He explained that there is currently no application lodged with the Borough for this development. Cllr Marsh introduced the developer, Mr. John Isabel of Clearbrook Group plc. who outlined plans for a two-storey 27 apartment retirement home scheme. Residents were given the opportunity to pose questions to Mr. Isabel.
 - (i) Strong concern was expressed by a resident regarding the water table and poor drainage of Ingrave Playing Field which directly abuts the proposed site. Mr. Isabel responded that drainage engineers would look into this matter and asked that these concerns be put in writing. He assured the meeting that no works would be carried out that would be detrimental to the Playing Field or surrounding area.
 - (ii) A resident expressed that even though the build design had changed, nothing legislative had changed since the last planning application proposal and the intention was still to build on green belt land. Mr. Isabel explained that a new application would be put forward as a special case to take into account the needs of Ingrave Johnstone School regarding access, traffic, parking and safety.
 - (iii) A resident suggested that the development of the site and the improvements to the access to the school were entirely two different matters. He felt that there was no need for sheltered housing and if they were built then it was likely that the majority of the apartments would be bought by people outside of the area. If the school needed better access and safety measures then it was up to Essex County Council to provide these by possibly making a compulsory purchase of a strip of land along the access path. Mr. Isabel maintained that the development would provide a need for sheltered housing which was outlined in the Village Appraisal and benefit the school.
 - (iv) A Councillor advised that, based on personal business experience, the resale of these types of apartments was extremely difficult to achieve and tended to stay on the books of Estate Agents for some considerable time. The cost of service charges was high and when an elderly person dies or moves into Stage 3 accommodation then the family is left with the great burden of paying these charges whilst waiting for a sale.

- (v) A resident asked how much these apartments would be. Mr. Isabel suggested that they would be in the region of £170,000 to £210,000, based on possible prices in 2014.
- (vi) A resident asked what was to stop the developer from getting permission to build this type of scheme on green belt land, then defer building and put in for a change of use with a different development at a later stage. Mr. Isabel asked why would he want to do this.
- (vii) A resident asked if the school was behind this proposal and if the school was represented at the meeting. Mr. Isabel confirmed that the school fully supported the proposals and a member of the school PA and a member of the school Governors made themselves known.
- (viii) A resident was disturbed that the developer had 'cherry picked' information for his brochure from the Village Appraisal to quote the numbers of people who would welcome a development like this one without actually mentioning that the majority of the villagers were against any development on green belt land. Mr. Isabel disagreed that he had manipulated the information in the Village Appraisal but had only used the facts as put in the public domain by the Parish Council.
- (ix) A resident spoke of the possibility that should permission be given to build on this piece of green belt land, what was to stop development of the rest of the green belt land should Hillcrest Nursery no longer be in business.
- (x) The Proprietor of Hillcrest Nursery made a representation in favour of the development.
- (xi) A Councillor stated that green belt is green belt and not to be built on.
- Cllr A. Marsh brought the discussions to an end.

12/13.122 The next meeting will be held on Tuesday, 22nd January 2013 at St. Nicholas Church Hall, Ingrave.

The meeting closed at 9.10pm

Signed:..... Chairman

Date:.....