



Dedham Parish Council

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Minutes of the Parish Council held at 7.30pm on Monday 02.02.2015 at the Duchy barn Dedham.

Present: Cllr's Sheila Beeton, Tony Regan, Kevin Taylor, Peter Gibbins, Nicola Baker, Ann Follows and Sue Vinter. Cllr Mark Cable (8.30pm).

1. Apologies: Cllr Chris Clark.

2. Declaration of interest: Cllr Regan for item 19 Footpath diversion. Cllr Gibbins Item 10 Hallfields

3. Minutes: - Meeting of 12.01.2015. He said to add to item 6: 'Cllr Brown wished to include the work of the footway approaching the junction of Manningtree Rd and Crown St with the Local Highways Panel list of work, but evidence of the need is required. It was agreed to gather the evidence'.
Action BH

4. Update on items from last meeting – not reported separately

a) Vacancy for Parish Councillor. Cllr Beeton informed the meeting that an application had been received for the Parish Councillor post and details of that person had been circulated to Councillors for their information. An item will be placed on the agenda for the meeting on 02.03.2015 for the applicant to be co-opted onto the Council subject to the approval of Councillors.
Action BH

b) Stratford Road Speed Limit. The Clerk advised Councillors that ECC had been requested to carry out a speed survey that will also include Coles Oak Lane.

c) Planning Advisory Group legal position. The Clerk apprised the meeting that the advice she gave at the last meeting still held but she would like the question of the format and procedures of Advisory Groups to be addressed as an agenda item at the meeting on 02.03.2015.
Action BH

d) The Precept. The Clerk reported the submission of our Precept to CBC which has been acknowledged and accepted.

5. Open Session – Have Your say. A local resident asked the Council if the facts concerning the legal action against the occupants of the Bargate lane Caravan site were correct in the last meeting minutes in saying that they had been given three months to vacate (expiring on the 31.3.2015) and that they then had six months to appeal. This statement was confusing and residents of Bargate Lane wanted clarification. As Councillor Cable was due to attend the meeting he would be asked to clarify. Another member of the public drew attention

to the condition of some of the Parish footways which she believed were in need of repair. Councillor Follows agreed to collate any complaints. However Cllr Baker reminded Councillors that the ECC preferred the report of individual complaints about particular problems which facilitated action via their systems. The clerk said she was aware that ECC carried out periodical checks of footpaths as a matter of routine. **Action: All Councillors.**

6. (a) Cllr Brown was absent.

(b) Cllr Cable: On his arrival he clarified the Bargate Lane site legal process and said that what he had reported at the last meeting and had been recorded in the minutes was correct.

7. Accounts: The following were approved and cheques were later signed by Cllr's Beeton and Regan:

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|---|---|
| 1) Emma Cansdale Clerk salary: £252.81. | 2) Brian Hindley Asst. Clerk salary: £202.21. |
| 3) Iris Hindley: Litter Picking. £240.00. | 4) Mr P Proctor Footpath 34. £260.00 |
| 5) Assembly Rooms Hire £37.00. | 6) Dedham PCC Duchy Barn Hire: £15.00 |
| 7) Playquip: Roundabout £1980.00. | 8) Accent Stationers: £56.00. |
| 9) Emma Cansdale: Recorder. £35.99. | |

8. Planning Advisory Group (PAG)

Cllr Regan reported on the following applications:
Application 150031. 3 Baytree Cottages Crown Street

Dedham Parish Council has no objection.

Application 142905- Appeal against refusal land adjacent to San Remo East Lane.
Dedham Parish Council confirms the recommendation of refusal made on 13th.May 2014.

Application 146561: Bridges Farm High Street.
Dedham Parish Council recommends refusal because of the absence of information and detail in this application.

- i.e. - the applicant is not named
- the conversion is described as a log cabin, but the sketchy drawings seem to be of a timber shiplap construction
- no description of colour ,the door, the window materials
- where is the sewage plant to be located?

This is a change of use from agricultural to business within the AONB and possibly within the Conservation Area.

No information is provided as to what the office will be used for and why the unusual opening hours - closed on Saturdays but open on Sundays. Is it only to be visited by the two full-time and one part-time staff or will there be extra numbers of visitors causing increased traffic volumes on the farm track and Dedham High Street?

The application in its present form is unfit for proper consideration.

All Councillors agreed these recommendations and objections.

8(a) Planning Meeting with CBC Officers 28.01.2015.

Cllr Regan reported to members that the PAG had met with Colchester Borough Council's Planning Policy Unit. The Planning Officers would like any comments from Councillors upon the Boxted Neighbourhood Plan to be submitted. In due course they recommend that in any development the infrastructure should include the ability for provision of superfast broadband in compliance with the local plan and that any submissions made should be evidenced based. Cllr Taylor remarked that as far as Dedham is concerned we are protected by the fact that we are in an AONB, and are less likely to be subjected to potential high levels of development like Boxted and it would therefore be preferable for DPC to work with CBC in the preparation of the new Local Plan rather than producing a Neighbourhood Plan.

9) Bargate Lane.

Cllr Beeton confirmed that the points raised about the legal process had been covered in the Open Session and we must now await the outcome. Cllr Regan said the CBC Planners have timescales in that process and the first stage was a fine, followed by court injunctions to vacate and that CBC can be assisted by recent Government legislation, which allowed up to 50% of costs to be borne by Government. If the site is not vacated by 31.03.2015 Magistrates proceedings commence.

10. Hallfields.

Cllr Regan reminded Councillors that this application had been called in by our Ward Cllr Mark Cable and will be heard on the 05.02.2015. It was confirmed by Cllr Regan that the provision of affordable housing was the main contribution from the developer and it was regrettable that we had been advised that no specific 106 funding had been allocated to this project for recreational and open space purposes. It was also considered important that the sewerage systems were found to be adequate for purpose if the Scheme was to be approved. It was reported that the Dedham Vale Society had made forceful objections to the Scheme. It was further reported that some questions had been raised about the need for the affordable housing element of the scheme but that we had been advised that this had been adequately demonstrated via the Housing Needs Survey and the feedback from the Exhibition. Cllr Vinter asked whether Dedham residents would get priority for the affordable housing? Cllr Regan confirmed that prioritisation of those with a connection with Dedham was a formal part of the Affordable Scheme and that Colne Housing and DPC would have an input into agreed arrangements with CBC. In conclusion Cllr Cable said that he had not received one objection from residents about the development, although Cllr Regan pointed out there were a number on the CBC website.

11. Toilets – The Drift Dedham.

Cllr Beeton stated that CBC could not simply close these toilets as proposed as had been advised to CBC and which had now been confirmed by our legal advice. The current position was that the decision of the portfolio holder had been called-in and referred to CBC's Scrutiny Panel on 09.02.15 and that representatives of DPC were planning to attend this meeting to focus upon our perceived illegality of the decision and the inequity of the proposal to transfer the costs of maintenance for a facility that was primarily utilized by visitors to local residents. There was again much debate over this decision by CBC and Cllr Beeton said it was possible that a resolution to this issue might arise from a meeting DPC was due to hold with Cllr T Bourne of CBC on 04.02.2015. The Clerk was requested to inform the Dedham Parochial Church Council of the action by DPC. Cllr Vintner advised that the Church Wardens should also be notified

Asst. Clerk's Note. After the meeting Cllr Bourne issued the following press release: -

'After discussions between representatives of Dedham Parish Council and Colchester Borough Council, the Portfolio Holder has agreed to review the proposal to cease maintenance of The Drift public conveniences from 1st April 2015.

Colchester Borough Council will continue fund maintenance of these facilities for the 2015/16 financial year. The two councils will work together to explore options for future funding of this amenity over the forthcoming year.

Cllr Tina Bourne, CBC Portfolio Holder for Housing & Public Protection, said, 'I am pleased that we have reached an agreed position and look forward to continuing our discussions for the benefit of Dedham residents and visitors alike.'

Cllr Sheila Beeton, Chair of Dedham Parish Council, said, 'This review is welcomed by Dedham Parish Council and will be supported by our residents and many visitors to the parish. We will now seek to establish a long term solution with the borough council.'

Tina Bourne.

Action: EC

12. Colchester Borough Council Local Plan.

Cllr Regan presented his paper** to the meeting in which he outlined the plan by CBC. He was disappointed that although the plan speaks of the large number of new housing it does not deal with the necessity for the infrastructure to cope with this increase, namely schooling (one of which had recently been stopped). Cllr Regan invited all Councillors to make

themselves familiar with his proposals and to come back to him if they have any further views for him to include. If he did not hear from Councillors before the 20.02.2015, he would submit his report as amended for this purpose. **Action: TR**

13. Car Park Working Groups – Update.

a) Car Parks: Cllr Beeton advised that the ticket Vending Machines had been replaced and a number of bollards had been installed around the machines in an attempt to prevent further damage. There had been no repetition thus far. The tidying up of the car park hedges had been attempted but she and other Councillors were disappointed in the results and she had written to CBC in this regard. She reported some concern that issues that had been raised and agreed with CBC were not always being implemented in accordance with what had been agreed and would be raising this at our next partnership meeting.

Action SB AF

b) Royal Square.

Cllr Taylor informed the meeting that he had received no response from the letters that had been written to householders concerning the parking on Royal Square and he would be bringing recommendations to the Parish meeting next month with his views and suggestions.

Action KT.

Cllr Regan said that having regard to the disabled badge holders parking restrictions in Mill Lane limiting parking to 3 hours, he had seen a notice in the Mill Lane car park restricting disabled parking to the marked bays only. However the Mill Pond car park did not have any marked bays and the notice could not apply to unmarked bays. Cllr Beeton said she would investigate and raise this apparent anomaly at the next car park partnership meeting with CBC, as this was the first that was known about this.

Action SB

14. Crime Report. The Asst. Clerk reported to the meeting that there had been no crimes reported. (Subsequently it has been discovered that there had been two assaults reported in the village and a non-dwelling burglary in the High Street where cigarettes and tobacco had been stolen).

15. Playground refurbishment Cllr Gibbins updated the Councillors with recent progress. The roundabout new surface had been completed but he had not had the opportunity to inspect it in daylight and until he completed a thorough inspection he asked that Playquip not be paid until this had been done and the work accepted. Cllr Gibbins also reported that the refurbishment project of the playground equipment had now received three quotes from companies and he and the advisory group would be meeting on Saturday 07.02.2015. These quotes would be reviewed against the specifications and a synopsis of the quotes with their recommendations would shortly be circulated to all Councillors. He was hoping that should their recommendations meet with the approval of Councillors he would seek full approval at the March meeting.

Action: PB IM BH CC.

16. Roadside Verge – Crown Street. Cllr Follows referred to her report ** and estimate from Eager Beaver, and circulated to all Councillors about this suggested work and proposed that the Eager Beaver be employed to clear this verge in order to avoid the yearly invasion of hawthorn, bramble and nettles that invaded the footpath causing much annoyance to pedestrians. Cllr Baker pointed out that this verge was actually ECC Highways responsibility and not the Parish's and should we pay for it? She also pointed out that we would need ECC Highways' permission to do the work and her view that the risk of causing damage to utilities outweighed the necessity to do it. Cllr Gibbins suggested that we cleared the verge but not to do any substantive work. Cllr Follows agreed that she would seek a further estimate, and bring this back to the next meeting.

Action: AF

17. Reports from representatives of advisory working groups. Cllr Taylor said that in response to the help he had received from residents with the circulation of the petition about the toilets he would like to place on record his sincere thanks to all who helped.

18. Tree Initiative CBC 07.02.2015. The Clerk said she would collect 15 trees on behalf of the Council and that these will be planted around the Mill Pond. **Action: EC AF SB.**

19. Footpath Diversions of footpath 29 & 30. Cllr Beeton outlined these proposed changes and informed the meeting of the Footpath Advisory Group's recommendations, which are outlined in the attached notes. In effect the Group supported the proposed new paths in part 2 of the schedule (a) to (d) on footpaths 29,30 and 32. However they do object to the removal of previously proposed new path F to I as per the previous version and prefer an alternative, having now created the new path N - L - H - F to remove the small section footpath 29D-E and retain F - I as this creates a good circular walk. The disjointed proposals as they now stand did not to us seem to benefit either walkers or farmer. The Group's recommendations were **Agreed**. **Action: SB/AF**

20. Correspondence.

a) Financial Advice: The Clerk brought to the meeting an item concerning a local financial advisor who was seeking to offer support to local charities. Councillors were unsure of the motive of the advisor and requested more clarification regarding their request. **Action: Clerk.**

b) Water Leak from Manhole Cover Royal Square. The Asst. Clerk reported that he had been in contact with BT Openreach and he was meeting a representative at the site the following day. He would report back to the Council in due course.
(The meeting took place at which BT Openreach agreed that the water leaking from the manhole was probably rainwater and that they would assist ECC Highways to carry out work to drain the rainwater into the drainage system) **Action BH.**

c) Grant Funding: Dedham Vale ANOB and Stour Valley Project

Cllr Follows brought to the attention of Councillors that the above Trust had grants available with 50% match funding for amenity and leisure purposes which could include the work required around the Mill Pond as this area was used by fishermen and canoeists. She reported that the deadline for funding application was before the next meeting of the Council and therefore sought a decision in principle by councillors to support the grant application with the commitment by DPC to commit to the 50% matched funding. A formal proposal will be submitted to the March Meeting. **Agreed Action AF**

Cllr Beeton mentioned that the EALC had organised a Police Partnership presentation on 25.03.2015 at which the Crime Commissioner Mr Alston would be addressing the audience. Whilst she would like us to be represented, members considered it to be unacceptable for a meeting of this kind to be a chargeable event (£20.00 per head); Councillors were disappointed at the costs and advised that we should decline the invitation. The Asst. Clerk was asked to reply noting our regrets at the cost. **Action BH.**

21. Matters for Information. There were none.

22. Matters of continuing reference.

a) Notice Board Replacement. The Asst. Clerk was seeking quotes. The Clerk said she would research details of the grants that appeared to be available when the original notice boards were obtained. **Action EC BH.**

b) A Boards – High Street. The Asst. Clerk will circulate copies of the relevant guidelines from ECC in the Spring to local businesses. **Action BH**

23. The Next meeting will be held at 7.30pm Monday 2 March 2015 in the Duchy Barn

Signed.....

Date 02.03.2015.

** Documents available from the Asst. Clerk