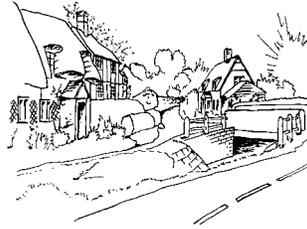


# ARKESDEN PARISH COUNCIL



## MINUTES of the MEETING of ARKESDEN PARISH COUNCIL held in Arkesden Village Hall on

**Monday 18<sup>th</sup> March 2019**

**Those present:** Rod Higgins (chairman), Robert Patmore (vice chairman), Chris Coady, Jane Chetcuti, Dylan Pratt, Cllr. Edward Oliver and Steve Coltman (clerk)

1. **Apologies for Absence:** Pat Palmer
2. **Public Speaking:** Mr Coltman presented his case for his planning application, item 6.1.1
3. **Declaration of Interests:** Rod Higgins - item 6.1.1
4. **Minutes of the meeting held on 11<sup>th</sup> February 2019**

The minutes were changed to include the address of "Clodmore Hill Farm" at item 5.1.1 and to change the paragraph layout of item 5.1.1 to distinguish the clerk's agreed actions from the applicant's agreed actions. The minutes were then agreed and signed by the Chairman.

### 5. Matters Arising

#### 5.1 Litter Pick.

Chairman reported on a successful litter pick with a good turnout of helpers – approx.. 30 residents including those who had turned out earlier. The amount of rubbish collected was slightly less than in previous years.

#### 5.2 Pebblings Field

Clerk had received assurances from the planning department that the transport report on 5 houses and 3 accesses would only be considered with a new application for 5 houses. The applicant was continuing with the application for 3 houses with one access even though the planning dept. had said that they could not support such an application. The Parish Council agreed to write again to the new planning officer to ensure that he was well aware of the objections to this application.

#### 5.3 Deans Meadow

Enforcement had visited the site and found no breach of planning conditions. However, the owner had visited the site and the dispute is now a civil matter, in which the Parish Council cannot get involved.

### 6. Planning Matters

#### 6.1 New Applications

6.1.1 Dealt with at the end of the meeting.

6.1.2 UTT/19/0493/FUL Change of use, conversion and extension of Estate Office, Wood Hall to provide 1 no. 1 bed dwelling.

The Parish Council agreed that this was yet another application for a dwelling in an unsustainable location. It was agreed to object on the same grounds as previous objections for more dwellings at Wood Hall.

6.1.3 UTT/19/0494/FUL Change of use of existing garage/store at Wood Hall to provide 1 no. 1 bed dwelling.

The Parish Council objected on the same grounds as item 6.1.2

6.1.4 UTT/19/0495/OP Outline application for 2 no. semi-detached 3 bed cottages On land adjacent to Cedar Cottage, Wood Hall.

The Parish Council agreed that this was not a suitable site for development, namely outside development limits, unsustainable location and concerns over the single track access road.

## 6.2 Determinations

6.2.1 UTT/18/1179/FUL Mulberry House Change of use of barn to Office B! And retrospective change of use of barn to industrial B2 And B8. Refused

## 6.3 Enforcement

6.3.1 Deans Meadow.

This was dealt with under item 5.3

## 7. Playing Field

The Parish Council had been informed of the ROSPA inspection for May 2019 and agreed to contact the MFC again regarding the hedge as this was of concern in last year's ROSPA report.

## 8. Highways

Clerk agreed to contact The Rangers with a list of minor works. Clerk would try to find out who is responsible for clearing the stream opposite Reeds Cottage as the build up of debris there is creating an erosion problem on the bank.

It had been reported that the footpath between The Chapel and Beacon House and the cross path from Quicksie Hill to Newland End were not clearly marked. The Parish Council would investigate.

**9. Correspondence** As circulated

## 10. Finance

### 10.1 Balance

Business Current Account £ 4427.52 (2 uncashed cheques of £50)

Clerk reported that he was still awaiting the VAT refund after completing the new on-line, speedier refund service!

### 10.2 Invoices

The following invoices were agreed for payment:

Clerk's wages (3 mths) £ 1050.00

## 11. Further Discussion Points

### 11.1 Deans Meadow gates

Clerk had received a complaint that new gates at the entrance to Deans Meadow were over the height limit and may require a planning application. Clerk would clarify the situation.

### 11.2 "5 Acres"

A local farmer had been contacted by someone who was in the process of acquiring a piece of land in Arkesden and needed to hire machinery to clear the land. A similar

request for machinery to clear land in Arkesden had been reported in the Newport area. The Parish Council concluded that this pointed to 5 Acres and it would continue to monitor the situation.

### 11.3 Strange Vehicles

There had been reports of unknown vehicles behaving suspiciously in and around the parish, in particular cars parked in quiet locations and then speeding off through the village late at night. Following on from a police briefing where rural crime is the biggest concern in Uttlesford, it was agreed to send a village email to warn people to be aware. Robert Patmore reported a break in to a small shed and although nothing was stolen this incident highlighted the ever growing problems of theft in this area.

## 12. Date of the next meeting

The next Parish Council meeting will be held on Monday 15<sup>th</sup> April 2019 at 7.30pm in the Village Hall.

The clerk and the Chairman left the room before the next item.

### 6.1.1 UTT/19/0191/HHF Clodmore Hill Farm Retrospective application for the retention of high level glazed opening on gable walls. Proposed erection of single storey extension to garden room.

After a long discussion, the Parish Council objected to the glazing on the following grounds:

1. The extra windows are considered to be overdevelopment.
2. The glazing emphasises the height of the building.

The Parish Council also objected to the proposal for a single storey extension due to:

3. Over development, could be considered as a separate dwelling.

**PROVISIONAL DATE FOR VILLAGE AGM IS WEDNESDAY 24<sup>TH</sup> APRIL 2019**

**Steve Coltman (Clerk)**

**Rod Higgins (Chairman)**