

Aldham Parish Council

Minutes of Aldham Parish Council meeting held on Tuesday 3rd September 2019 at 7.30 P.M in Aldham Village Hall, Small Room

Present: Cllr Jackie Daines (Chairman), Cllr Chris Hall, Cllr Ann Honeyball, Cllr Andrew D'Angibau, Cllr Carol Itak, Cllr Brenda Brown & Cllr Adam Scott.
The Clerk, Mr G. Walkingshaw and 12 residents.

19/74 Welcome and apologies for absence

Apologies were received from CBC Brian Jarvis, CBC Lewis Barber & CBC Dennis Willetts.

19/75 Declaration of Members interests

Cllr Andrew D'Angibau declared an interest in agenda item 18/82 (Hall Cottage).

19/76 Public Open Forum (Maximum 15 minutes)

A resident asked for a written letter of complaint to Colchester Borough Council to be sent about not turning up for the meeting on Hardings Close. The Chairman explained that Adam Fox was here on behalf of the Council.

19/77 To approve the minutes of the last meeting

The minutes of the meeting dated 2nd July 2019 were approved.
Minutes signed by the Chairman

19/78 Hardings Close

Councillor Adam Fox (Cabinet Member and Portfolio Holder for Housing) took to the floor to answer questions regarding the proposed development at Hardings Close, Aldham from members of the public.

Cllr Adam Fox explained that Colchester Borough Council require 350 new houses across the Borough, three new sites have been identified already and the remainder will be garage houses being replaced by 2/3 storey housing.

He further explained that Aldham had lost two housing stock in the last year under the right to buy. There are seventeen houses in Aldham that come under affordable housing and could be bought. Cllr Adam Fox informed the meeting that there was an identified need for two-bedroom housing in Aldham.

He reported that Aldham retains a settlement boundary (village envelope) that is included in the Borough Local Plan and that means no development can take place outside the settlement boundary.

The proposed garage site is within the settlement boundary and could be used for small-scale development within the village: it would require consideration in regards to parking as well.

Soil investigations have been completed and a survey on vehicle use has been completed as well.

The Parish Clerk asked if copies of these could be given to the Parish Council. Cllr Adam Fox replied that he would see if that was possible.

Cllr Adam Fox stated the type of development would consist of 4 properties – either 2 or 3 bedroom dwellings that would be family housing.

Residents Questions:

A resident asked Cllr Adam Fox if he knew how many houses in Hardings Close were privately owned? Cllr Adam Fox did not know the number and was informed by the

resident that it was seventeen houses out of twenty three houses in the close – six houses are still under the care of Colchester Borough Council.

Another resident informed the Cllr that 20 vehicles are using the garage area at present and explained that Aldham has no amenities and very few buses, which would not necessarily be suitable for families with no transport. Cllr Adam Fox informed the resident that there was a case for mixed communities but that he would take this point on board.

A resident asked if he would lose his garden to the new development, Cllr Adam Fox replied that no one would be losing his or her garden.

Another resident asked if the Cllr was aware that cars currently park on Green Lane due to the lack of parking space? Cllr Adam Fox replied that he was aware.

A resident asked for an assurance that it would only be four houses being built. Cllr Adam Fox stated it would be no more than four houses.

A resident informed the Councillor that the proposed area is currently used for car parking and that the new development would increase the parking by up to eight cars. Cllr Adam Fox said that the development would look at parking and make sure space was available for those additional spaces as well.

Another resident asked – what about those that will be losing their garages and that currently pay rent for their use? Cllr Adam Fox explained that there was a greater need for housing than for garages at present.

The Councillor was asked if he knew how many people rented the garages at present, Cllr Adam Fox replied that he did not know the number.

A resident explained that there was a real fear that the extra cars would block people in and that the green spaces around Hardings Close would be used for parking if no spaces were available.

A resident asked the councillor if he realised that people would lose privacy in their gardens if two-storey buildings were completed. Cllr Adam Fox said he would take this on board and would have to look at the plans once drawn up.

A resident asked if they could object to the plans. Cllr Adam Fox stated that “Yes” they can. The Chairman Jackie Daines explained that we could go to the Borough Council and talk for three minutes on why this proposed development should not happen. The Chairman volunteered to go to this meeting on behalf of the residents.

A resident asked if the Borough Council would be digging up green spaces outside of New Road? Cllr Adam Fox replied that he was in favour of keeping green spaces and would not take any green spaces away.

A resident informed the meeting that deliveries to Hardings Close was a difficulty at present and would be even worse with the new proposed development.

Another resident asked if he lost his garage, would he be able to have a carport at the back of his garden? Cllr Adam Fox asked the resident to give him his details and he would get back to him in relation to access.

A resident asked if we would have advance notice of the proposed development plans, Cllr Adam Fox said that he would consult with the Parish Council and that it shouldn't be a problem.

Another resident asked if the Council planned to just “push” this through, Cllr Adam Fox stated that he would take residents concerns back to the Borough Council but stressed that there was a need for social housing in the Borough.

A resident asked if the families that are homeless, were they from this area? Cllr Adam Fox explained that the families all had a connection with the Colchester area.

The Chairman, Jackie Daines asked what other villages were being looked at? Cllr Adam Fox informed the meeting that plans for sites included Stanway, Boxted & Central Colchester.

A resident informed the meeting that the area will be saturated with vehicles at the weekend, the majority of residents were elderly and were visited by friends and families at the weekend and that parking was the main issue of concern.

A resident asked whether the settlement boundary could be extended and development could be provided on land bought from landowners. Cllr Adam Fox explained this was looked at but it was decided not to extend the settlement boundary. The Parish Clerk informed the meeting that the settlement boundary protected development within the village and that extending the boundary would lead to more development in Aldham, once the boundary was extended once for development, others would follow.

A resident asked if the Borough Council would consider putting up two houses instead of four, Cllr Adam Fox explained that they would need to maximise the site to make it economical to build.

A resident asked whether the houses would be terraced or semi-detached? Cllr Adam Fox suggested it was likely they would be semi-detached but not to quote him on that. The Chairman, Jackie Daines summed up that the villagers were not happy and wanted to know how they could voice concerns. Cllr Adam Fox said that they could e-mail Caroline Kay or send letters/concerns to the Parish Clerk (Grahame Walkingshaw) to pass on to him. The Parish Clerk will also put the e mail addresses on the hub & grapevine.

A resident stated that when the bore hole tests were conducted, the noise levels were excessive, he explained that two of the residents living in Hardings Close were aged 100 and 104 and that he wanted to push for accomodation for residents affected by the noise, whilst the work was going on. Cllr Adam Fox explained that the development would likely go ahead in 2020.

A resident asked about the asbestos on the garage roofs. Cllr Adam Fox said that the asbestos would be removed and disposed of in the correct manner.

The Chairman, Jackie Daines thanked Cllr Adam Fox for attending the meeting and answering the questions put to him and asked that he took the concerns of the residents to Colchester Borough Council on their behalf.

19/79 **Visitors Report** (Brian Jarvis/Dennis Willetts/Lewis Barber)
None

19/80 **Clerk's Report**
None

19/81 **Finance**
To approve payments for signature in accordance with the Budget and to receive financial report as of today's date

The following payments were approved:

Parish Clerk Salary	£446.37
Mileage expenses	£3.60
Tax/Paye	£111.40
Landscape Services	£540.00
Landscape Services	£276.00
Colchester Workhorse	£470.00
Keys for the Playground	£18.50
Bark for the Playground	£154.98
Data Protection Fee	£40.00
Landscape Services	£276.00
Impact Signs	<u>£27.00</u>
Total	<u>£2,363.85</u>

19/82

Planning/Housing

82.1 Applications for discussion at meeting
None

82.2 Planning Applications – Observations conveyed under delegated authority since last meeting

191919 – Hall Cottage, Brook Road, Aldham – Application for removal of condition 3 from planning permission ENE/LEX/128/53 – agricultural restriction.

Comments: No Objections

82.3 Planning Applications – Decisions received since last meeting

190825 – Threshers, Ford Street, Aldham – Proposed alterations & replacement orangery.

Decision: Approve Conditional

190826 – Threshers, Ford Street, Aldham – Proposed alterations & replacement orangery.

Decision: Approve Conditional

191442 – 17 Hines Close, Aldham, CO6 3RL – proposed two-storey side extension, single-storey rear extension and first floor front extension

Decision: Approve Conditional

19/83

Marks Tey Bridge

The Marks Tey Bridge proposed date for work to begin was November 2nd 2019, however, this had not been confirmed with the Parish Clerk who had contacted Highways the week before and was still awaiting a definite answer on the date.

19/84

Community Speed Watch

The Community Speed Watch was now up and running but more volunteers were still required. Two people had come forward to offer support and the Parish Clerk was actioned to make contact with them in relation to joining the CSW and future training.

19/85

Training/Events

85.1 Reports on attended events

85.2 Nominations for new events

12th September 2019 – Planning – Cllr Jackie Daines & Cllr Adam Scott to attend

19/86

Cycle Path/Foot Path North Lane & Brook Road

Mike Lambert was dealing with this and in contact with the Parish Clerk on any developments.

19/87

VE Day 75th Anniversary

The VE Day anniversary on the 8th May 2020 would include Tyler Kemp Group that have now been booked for the occasion.

19/88

Parish Council Website

The Parish Clerk explained that Essex Info (free website used at present) – would no longer exist come March 2020. At present EALC have asked for comments from Parish

Clerks on this matter. The Parish Clerk explained that it may be necessary to have a new provider which would add costs to the Parish Council.

19/89

Information Exchange/Items for next agenda

Cllr Andrew D'Angibau enquired about the completion of digging a ditch around the fields behind the playing field? The Parish Council had earlier agreed that this work should be completed. Paul Richardson, Colchester Workhorse would complete the work and invoice the Parish Council.

This was agreed by all.

The Chairman, Jackie Daines explained she had received complaints about the Bridge in Ford Street that required weeding and strimming. The Parish Clerk was actioned to contact Fordham Parish Clerk to discuss sharing the cost of the work required.

The Chairman, Jackie Daines informed the meeting that several residents has enquired about the community bus in December and asked whether they could have 2 buses running for the Christmas period rather than 1 bus per week, which it is at the moment.

The Parish Clerk was actioned to contact Christine Willetts to see if this was possible.

The Chairman, Jackie Daines asked the councillors to prepare for a discussion at the next meeting in relation to the precept. The Parish Council have kept the precept at the same level for the last three years but this year would need to increase the amount raised.

The Chairman concluded by asking what the councillors thought on having a mini-musical festival on the playing field in Aldham in August 2020. She asked the councillors to go away and think about it for discussion at the November meeting.

The Chairman further concluded by informing the councillor that the current lease for the playing field runs out in 2023 and that she would contact the owner to discuss a further extension of the lease. The Chairman would contact Sue Sheppard at RCCE for advice.

19/90

To confirm date and time of next meeting

Date of next meeting: Tuesday 5th November 2019 at 7.30 p.m.

The meeting closed at 9.15 p.m.

Signed.....

Chairman

Date.....