

SILVER END PARISH COUNCIL

Minutes of the Full Council meeting held on 13th June 2018 in the Parish Council Office, Silver End Village Hall.

Present: Cllr Ashford (Acting Chair), Cllr Hughes, Cllr Waine, Cllr Bugg, Cllr McDonald, Cllr Holmes, Cllr Hopkins, Mrs Temple (Clerk,) Cllr Abbott (left after 0618/FC1295,) 2 Members of the Public and 3 representatives from Communications Potential/Redrow Homes.

As the representatives from Communications Potential/Redrow Homes were not in attendance at 7.30pm, as the meeting convened, the Acting Chair asked for Members' agreement to continue the meeting until their arrival. All in agreement.

0618/FC1290 **Apologies for absence:** Cllr Galley, Cllr Hayward, Cllr Murray, Cllr Fecitt, Cllr Vickers and Cllr Bowers (BDC.)
Absent without apologies: None.

0618/FC1291 **Declarations of Interest** by Members in respect of any items on the agenda.
None were given.

0618/FC1292 **Members of the public** are given an opportunity to speak at this point; matters raised by the first: Queried how the preferred route of A120, being Route D, had been arrived at? He asked whether the position of the planned incinerator and the potential for parcels of land available for building alongside it had any sway on the decision? Cllr Ashford explained that the other options are more expensive, but beyond that he is unaware of ECC's decision making progress. The Member of the Public thanked him for the clarification which is as he would have expected. He believes that it is inevitable that some traffic will be pushed back onto the old A120. Cllr Abbott stated that the proposed West Tey development will have an implication on the future of the roads with a decision being made shortly. The Member of the Public stated his wish that ECC were more transparent in their dealings.
The other Member of the Public did not wish to make comment.

At this point the Acting Chair adjourned the meeting and welcomed representatives from Communications Potential, on behalf of Redrow Homes. They had asked to attend the meeting to present their latest plans for the land North of Western Road. Most Members had the opportunity to attend their Drop in Session prior to this meeting. They handed out copies of all info displayed at the drop-in session. They feel that there are many residents that still need convincing so at earliest opportunity want to see what amendments can be made for future proposals. Details will become more comprehensive as time goes by. About 120 people attended the last session. Most common concern is the affect on the infrastructure and services in the village. The S106 has been calculated as approx. £2.866m.

One of the representatives understands that the Gladman application doesn't reflect Silver End and agreed that the scheme needed to be reviewed. They went to consultation and have moved on again with this second consultation. Particular attention paid to all of the comments made. Decided not to stick to the 1930's architectural style as it could be done poorly. They are going with a more traditional style but with bigger front gardens on a sweeping avenue. Feels the changes are more in line with Silver End. Affordable housing not sorted as yet. Plan to continue engagement until work commences.

The Acting Chair opened the floor to questions which included the follow comments/questions:

- Missed opportunity to have a radical housing design within Silver End – designs are 'safe' which is disappointing as village was always ahead of its time. Members commented that they should dare to be different.
- Welcomed the amendment to the tree lined avenue. Encourages open spaces. Would like them to consider that most of the properties in the village are no more than 2 stories. Would like to keep the ridge line as is. They answered that there are likely to be 3 story buildings as it is the best way to fit everything in.
- Query re the orange lines in plans. Replied that this means they are considering neighbouring properties. Large brown area towards the back of the plan – answered it is a rear parking court. Found that it allowed more space for the housing.
- Entrance point from Western Road is potentially lethal. Reply - three options for new hedgerow planting as the current hedge needs to come back. It was pointed out that there is still live elm in there so shouldn't come out. They can keep at existing height or lower it. Also need to consider drainage. Looking to add a right turn lane. The brow of hill affects visibility. Additional surveys currently being undertaken but the visibility splays are sufficient. It was suggested that they simply move the existing hedge which they will look into. Met with ECC about access from Rivenhall, they recommended pulling back speed limit further, this news was welcomed as will see the 30mph sign whilst coming down hill.
- Gateway signs are planned by SEPC for all 3 entrances and would welcome their support. They would like to see any information. The **Clerk** will liaise with Keepmoat to ensure that all gateways are the same design.
- Energy efficient measures for these properties? They no longer have to be compliant with building regs but can certainly discuss this with Redrow. It was suggested that these could be a selling feature to not only confirm with current measures but to go above and beyond.
- Although grateful for moving the pre-school provision position a request was made to put a building on the site and not to leave it empty. The need for pre-school provision is huge in the village but a plot of land is not going to fulfil that need.

- The S106 money that they state will go towards schooling will not go to Silver End Academy as there is no space for an extension. Infant and Primary children will have to go to Braintree for schooling. With all of the development going on in Silver End, Cressing and Rivenhall all schools will be full. How are the young children of the village expected to travel to schools in Braintree? Cllr Abbott stated that this district ward will need a new primary school and he intends to push on this.
- The Doctors' Surgery will be looking at an additional 2.5k new patients and there is no way at all that it can be housed in Silver End.
- People do not use the communal parking areas, as proposed in their plans. Everyone wants to park to the front of their homes. They should include driveways instead. Reply - they are very mindful of designing for the modern world, such as providing for enough cars per property and allowing for amenity/emergency vehicles. Redrow provides for a min. of 2 car driveways.
- Is there going to be any maintenance of the proposed planting to ensure the plants don't die once the site has been left? Reply – this has been taken into consideration.
- Real concern over the entrance/exit onto Western Road and any potential accidents. Reply - a road safety audit is to be carried out independently.

With all questions answered and the time allowed being over they thanked SEPC for their time and asked that the **Clerk** forwards any queries that arise in the meantime. The Acting Chair thanked them for their attendance and stated that SEPC would like to work with them rather than against them. All 3 representatives left the meeting at this point and the meeting was re-convened.

0618/FC1293 **Minutes of the last Full Council Meeting** were agreed and signed as a true record of the meeting.

The **Clerk** was asked to re-send Cllr Vickers' message regarding the minutes from the school meeting relating to Youth Participation in SEPC.

Minutes of the AGM were agreed and signed as a true record of the meeting.

Cllr Hayward is still to check her Register of Interests and update if necessary as she was not present at the AGM or this meeting.

Matters arising:

The **Clerk** reported that:

- The weatherproof box has arrived for the defibrillator, a meeting is being planned with Lynda Ince (Black Swan, Valentine House) and Kevin Lay to agree the exact position and then install the box. The **Clerk** to arrange a plaque giving thanks to SEPC, the Masons and the Community Grant (James Abbott.)
- Graffiti at the Skate Park has been reported to the Clean Team once again and should be removed shortly.
- She has liaised with BDC to discuss the unacceptable issue of the two unadopted footpaths in the village and hopes to have news to report back to SEPC again shortly.
- Her time in the office has been better used and thanked Members for their consideration.
- The toilet in the Memorial Gardens has been repaired and was re-opened to the public a few weeks ago. So far there have been no additional problems.

0618/FC1294 **Report from District/County Councillors**

Cllr Abbott reported:

- Chasing ECC re Silver Street pot holes – they will do in July but still not done hole by congregational church.
- Blocked drains - chasing.
- LHP meeting – next week. **Cllr Ashford** to send evidence from school about the frontage, as discussed last month.
- A120 – route D preferred option. Only marginally preferred but it was the cheapest.
- ECC – a review of the incinerator is needed.
- BDC – state of verges/grass cutting – formal complaint to be made asking where go from here.
- Local Plan adoption - expect to hear on Friday.
- Police meeting – well attended. Priti Patel hosting she is aware of Co-op raids. Plan for more community policing.
- Alleyways – thank the Clerk for chasing.
- Public rights of way are getting blocked. Suggested a diversion for the one by stables – agreed.

Cllr Abbott was thanked for his report and his time.

0618/FC1295 **Planning Applications**

Planning Application: 18/00956/FUL 21 Broomfield

Conversion of an existing single storey rear extension to 2 stories

No comment

Planning Application: ESS/12/18/BTE Bradwell Quarry

Temporary earthmoving contractors' compound and temporary means of access for private vehicles used by staff and related deliveries to A5

No objection but request a condition of no HGVs except fuel deliveries

Applications received after Agenda Setting

None

Report from the earlier presentation and the Drop in Session hosted by Redrow Homes regarding proposals for the 350 dwellings at the land north of Western Road

No further issues

Cllr Abbott left the meeting at this point.

0618/FC1296 Correspondence

Two members of the public – raised issues via the website. The Clerk has been liaising with them via email and then met them in person at the office on Monday. **Clerk** will continue to monitor the issues which are:

- The pathway to the allotments in Joseph Gardens are very overgrown and the allotments themselves are in a poor state of repair. There is also a large amount of dog's mess in the area. The Clerk has been in contact with BDC.
- The street light outside St Francis Church is still not working. ECC are aware and there appears to be an issue with the lamp post itself as they have replaced the light, but it is still not working. ECC are investigating. Push them as dangerous and remind them that all posts in the Conservation Area should be black.
- Weeds in Daniel Way (in the roadway) are making the area look very untidy. The Clerk has established that spraying the weeds has been scheduled for July.
- The 'Cars for Cash' vehicles parked around the local area - they consider an eyesore. They have contacted ECC to be told that there is little they can do as they are not breaking any laws. The Members of the Public have asked the Clerk to query whether this is fly tipping as far as the County and Town Planning Act 1990 is concerned. Members thought it isn't deemed likely.

EALC – seeking volunteers to sit on a focus group to bring together good practice on how to assist with the health and wellbeing in communities. Noted.

Sanctuary Housing – Public consultation being held regarding the 50 houses at the land on Boars Tye Road. 5.30-8pm, Thursday 14th June in the Village Hall. Noted.

A120/A12 – Confirmation that on 8th June Route Option D was announced as ECC's favoured route to upgrade the current A120. Noted.

Member of the Public – visited the Clerk in the office to report an overgrown hedge on the corner of Western Close and Western Road – 1 Western Close. The hedge is starting to block the footpath. The **Clerk** will write to the resident requesting a cut back as soon as possible, taking any bird nesting into account This season is thought to finish at the end of July.

0618/FC1297 Reports

- **Police**

Weekly reports emailed to members by the Clerk.

- **SEPC Project Plan/Reports from Working Parties**

Cllr Hughes reported on village walks. He will send the walk details to Cllr Hopkins to place 'blind' on website initially. He will also take photos for inclusion and hopefully get some historic info to be included. Then a he will laminate a copy and place in library etc. Walk 2 will need some revision due to the Redrow development. Therefore, suggest hold off on this one until more definitive information has been agreed. Additionally, **Cllr Hughes** will investigate the procedure of closing a footpath re congregational church if this were to ever be necessary.

Gateways – **Clerk** liaise with Keepmoat and Redrow regarding the design of the gateways.

Remove bollards from Project Plan.

- **WoSE**

Cllr McDonald reported that the working Party has not met with Sam Redmond yet. He is aware that many of the reports have not been received yet and he will find out where we are with additional quotes from printers. Cllr Ashford asked that he and Cllr Galley be included in all communications.

- **General Reports from meetings since 9th May**

Cllr Ashford reported on the pavilion. Lease signed but not yet dated, awaiting BDC. Received draft application for lawful development to allow development as tenant. Drafting wording for financial request from BDC. Awaiting confirmation from planning app. Building regs decision in next 3 weeks. No issues in principal at this stage. All issues raised at last FC have all been resolved. Builder instructed to commence works on 2nd July. Attending local events looking for volunteers.

- **ECC/BDC reports – update**

The report book was available for view during the meeting.

The Clerk has reported a blocked drain to the front of the Village Hall.

BDC were called out as a matter of urgency regarding the overgrown vegetation throughout the village. They come out on Monday 11th June. The **Clerk** was asked to suggest that BDC attach recycling decks to the mowers – will ensure that existing grass isn't killed off.

0618/FC1298 Finance

Payments made since the last meeting on 9th May:

Bee Brook	264.00	PJ Taxis	160.00
BDC Office Service Charge	40.00	Petty cash	16.73
Parish Assembly refreshments	11.01	Stationery	28.14
Eon	46.23	Printer ink/paper	38.00
Pension Fund	439.41		

Payments to be made:

Bee Brook	264.00	PJ Taxis	160.00
BDC Office Service charge	40.00	Petty cash	15.21
Eon	26.55	Defib Box	587.94
Donation to Francis Crittall Pavilion Trust	2000.00	Silver Tot Playgroup (internal audit)	60.00
Pension Fund	469.67	Silver End Academy (L/Club meals)	504.00

All agreed.

Bank Balances

Current Account £ 4,001.19
Deposit Account £ 20,034.50

Pre-approval of payments to Silver End Academy for Luncheon Club Meals

To ensure that all Luncheon Club invoices are paid as soon as possible, rather than waiting for the next available meeting it was suggested that pre-approval is agreed for such payments.

Cllr Hughes proposed pre-paying invoices and reporting to next meeting. Cllr McDonald acted as second. Vote: All in favour. Carried. The Clerk recorded this addition to the Financial Regulations under minute reference: 0618/FC1298(i)

Audit 2017/18

The Clerk confirmed that following the Internal Audit (no issues found or raised) the Audit was finalised and sent to PFK Littlejohn for Full Audit. The Internal Auditor, Greta Tew, asked that should Members wish to pay her a fee that it instead be payable to the playgroup Silver Tots. Cllr Hughes proposed £60 with Cllr Waine acting as second. Vote: All in favour. Carried. As required, the Exercise of Public Rights and the Accounts for Approval have been loaded onto the website.

0618/FC1299 **Consideration to be given to a Memorial to Joan Lyon**

Despite being chased the Clerk has had no response to her request to Keepmoat for assistance with the installation. However, she has received confirmation that Scott Properties would like to donate to the cost of the installation. With this in mind she has requested BDC to quote for the work and she has Bradwell Quarry on hold ready to get the bench ordered and provide the materials required for installation. Again, another plaque will be required to thank all those involved with donations.

John Bailey (Member of the Public) was in attendance to deliver quote as requested by Cllr Hopkins. He will forward this to the Clerk but suggested that it is best to wait until September to plant the privet hedge.

Cllr Hughes suggest that SEPC should wait for the 2 quotes and then agree at next meeting. All agreed.

0618/FC1300 **Protection of Grass Verges**

The Clerk has BDC and Greenfields on board regarding a meeting to consider how best to protect the verges. However, ECC are still unresponsive. She has asked Cllr Abbott for suggestions of who best to contact and is looking to suggest a meeting w/c 2nd July. Cllr Waine stated that he is keen to discuss the installation of wooden bollards. Meeting to be attended, on behalf of SEPC, by Cllrs Waine, Ashford and Galley.

0618/FC1301 **Agenda Items for the Next Meeting**

Luncheon Club – the future.

Bollards for Boars - Tye Green – current fencing disintegrating needs replacing. Also, some of wooden fencing to front of village hall is disintegrating.

Dropped kerbs – Cllr McDonald.

Joan Lyons Memorial.

Grass verges.

Next Full Council meeting to be held on Wednesday 11th July.

There being no further matters to discuss the Chair called the meeting to a close at 21.47pm.