

STOCK PARISH COUNCIL

Clerk – Lorraine Green

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MINUTES OF THE MEETING HELD ON MONDAY 26TH JANUARY 2015 AT STOCK VILLAGE HALL, COMMON ROAD, STOCK

Present: *Cllrs, Millernas, Johnson, Lee, Woodward, Rilstone, Cansdale & Fenwick*
Minute Secretary: *Mrs Lorraine Green*
In The Chair: *Cllr. Fairman*
Also Present: *15 Members of the Public & Chelmsford City Councillor Ian Grundy*

		ACTION
3192.	DEMOCRATIC TIME. A parishioner, David Dadds, who is a Planning & Licensing Lawyer and lives at 23 The Square raised objections to the planning application 14/02113/FUL, The Cock Inn, High Street. He stated that the development is in the Conservation Area and there would be an impact of amenity space and visual aspect. He was concerned about car parking and the impact and intensification of use. The loss of land around the pub was an issue and a new building in that location detracts from the openness. Cllr. Lee suggested having resident permits for people living around The Square. Mr Dadds agreed to send a copy of his comments to the Clerk. A parishioner enquired what was happening about the flooding in Smallgains Lane. The Chairman advised that ECC were appointing a contractor and were going to renew the culvert beneath the road. The parishioner suggested putting a grille in to catch debris. A parishioner reported that the barbed wire fence had still not been removed from the bridlepath on the bridleway off Greenacre Lane. Cllr. Grundy advised the Clerk to report the matter to CCC Enforcement. A parishioner, Peter Bentley, objected to the planning application 14/02054/FUL, 12 Myln Meadow. He advised that the applicant did not go for pre application advise. They are planning to extend the front and back and lift the roof to have three storeys at the rear. The applicant also wants to build out to the front. Nobody has ever built on Countryside's front boundary.	CLERK
3193.	APOLOGIES FOR ABSENCE. Cllr. Cooper sent her apologies.	
3194.	MINUTES OF THE MEETING HELD ON 15TH DECEMBER 2014. The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events.	
3195.	DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS. Cllr. Fenwick declared an interest in planning application 14/02113/FUL, The Cock Inn, High Street as he was the applicant. The Chairman also declared an interest as he had been assisting Cllr. Fenwick over the last few months on the application.	
3196.	POLICE MATTERS. Deferred to next meeting.	
3197.	MATTERS ARISING FROM THE MINUTES. Deferred to next meeting.	

3198.	<p>GENERAL CORRESPONDENCE.</p> <p>a) Tayo Ekeh of ECC asking the Parish Council to identify the top three priority areas where there are flood problems within the Parish. This could prevent the flooding of residential homes. Once received all schemes will be assessed to help inform the priorities of the Essex Flood Partnership Board and in turn the flood and water management flood prevention work over the next few year. It was agreed that The Square should be identified. Clerk to submit form to ECC.</p> <p>b) Mr John Archer who was interested in the Decoy site which was in the village and in particular the ‘Circle of Light’ which lit up the countryside. He is attempting to compile all confirmed searchlight locations and wished to know of any sites. He understands that Fristling Hall was amongst the places which saw the action. Cllr. Millernas to pass letter to Charles Phillips to respond to.</p> <p>c) The Chairman read out an E-mail from Nick Shariff, Manager of Woodland Trust regarding Hankins Wood. He will take the matter to the next property meeting to discuss Woodland Trust taking over the maintenance of the wood provided the Parish Council fund the project.</p>	<p>CLERK</p> <p>JM</p>
3199.	<p>PLANNING MATTERS.</p> <p>The Chairman welcomed Colin Massey and his colleagues who were from CSM Planning Consultants on behalf of IBSA who discussed the Temple Farm planning application with the public and Parish Council.</p> <p><u>Planning Applications</u></p> <p>Application No. 14/01971/FUL. Hybrid application comprising: 1) Outline application (with all matters reserved except access) for a live/work charity headquarters (sui generis) covering a maximum floorspace of 112.500sqm & including a printery, accommodation units, offices, a communal dining room, audio-visual studios & recreational facilities together with on-site parking, a new roundabout on the B1007 & site access road, an internal perimeter road and a landscaped belt surrounding the core development area; 2) Full application for a 45sqm utilities substation and a 10sqm waste water treatment plant. Location: Temple Farm, Ship Road, West Hanningfield. Applicant: Mr Stephen Canning. The Parish Council commented that they are concerned that the proposed development would increase traffic travelling through the village to the detriment of highway safety. We have considered the transport assessment submitted in support of the application and our concerns relate to construction traffic heading towards the site over the four year construction period and visitors to the proposed visitor centre. We are aware that the visitor centre is likely to attract a significant number of visitors. We consider that the proposed development should make a S106 contribution to mitigate the impact of traffic movements serving the development upon the Village of Stock.</p> <p>Application No. 14/01971/OUT. Hybrid application comprising: 1) Outline application (with all matters reserved except access) for a live/work charity headquarters (sui generis) covering a maximum floorspace of 112.500sqm & including a printery, accommodation units, offices, a communal dining room, audio-visual studios & recreational facilities together with on-site parking, a new roundabout on the B1007 & site access road, an internal perimeter road and a landscaped belt surrounding the core development area; 2) Full application for a 45sqm utilities substation and a 10sqm waste water treatment plant. Location: Temple Farm, Ship Road, West Hanningfield. Applicant: Mr Stephen Canning. The Parish Council commented that they are concerned that the proposed development would increase traffic travelling through the village to the detriment of highway safety. We have considered the transport assessment submitted in support of the application and our concerns relate to construction traffic heading towards the site over the four year construction period and visitors to the proposed visitor centre. We are aware that the visitor centre is likely to attract a significant number of visitors. We consider that the proposed development should make a S106 contribution to mitigate the impact of traffic movements serving the development upon the Village of Stock.</p> <p>Application No. 14/02081/FUL. Demolition of existing dwelling and construction of replacement dwelling and detached garage. Location: Roseberry Cottage, Broomwood Lane, Stock. Applicant: Mr T. Willis. The Parish Council had no comments to make.</p>	

Application No. 14/01958/FUL. Loft conversion with one rear box dormer window and front and rear roof lights.

Location: 31 Myln Meadow, Stock.

Applicant: Mrs Tracey Chalk.

The Parish Council had no comments to make.

Application No. 14/02054/FUL. Part single, part two storey front and rear extensions. Loft conversion including raising of roof and insertion of front and side velux windows. Insertion of first floor side window in eastern elevation.

Location: 12 Myln Meadow, Stock.

Applicant: Mr & Mrs Wood.

The Parish Council objected to this application. We believe the proposed extension in terms of its architecture would adversely affect the character and appearance of this part of Myln Meadow.

Application No. 14/02102/FUL. Ground and first floor bay windows to side elevation.

Location: 91 Mill Road, Stock.

Applicant: Mr J Ward.

The Parish Council had no comments to make.

Application No. 14/02113/FUL. Construction of 2 houses and 2 apartments on the car park of the former Cock public house (Harvard Inn) and 3 letting rooms in a single storey building to the rear of the Harvard Inn. Reconfiguration of the car park to provide 37 spaces for use by the new residential accommodation and the Harvard Inn..

Location: The Cock Inn, High Street, Stock.

Applicant: Mr Paul Fenwick.

The Chairman and Cllr. Fenwick declared an interest and left the room. After discussion it was agreed to defer making a decision until the next meeting on 23rd February in order to give people a chance to fully look at the application.

Application No. 14/01861/FUL. Replacement 4 bedroom detached dwelling house.

Location: 59 Well Lane, Stock.

Applicant: Mr M Quincey.

The Clerk had written to the Planning Officer who advised she has now had an opportunity to carry out further research into the enforcement notice and agrees with the Parish Council that part of the current planning application does extend into this land, and that a small section of the replacement dwelling is proposed to extend beyond the Defined Settlement boundary of Stock. The Planning Officer has written to the agent on this matter and has asked him to submit revised drawings. The Parish Council will be re-consulted on these drawings. The Planning Officer has also asked the Council's Enforcement team to investigate the non-compliance with the Enforcement Notice.

Results

Application No. 14/01847/FUL. Retrospective change of use of land from agriculture to a composite use as a dog day care unit, along with an education and training facility.

Location: South Hill Farm, Ingatestone Road, Stock

Applicant: Mr Brad Kaylor. **Approved.**

Application No. 14/01912/FUL. Single storey front and side extension.

Location: The Molineux, Honeypot Lane, Stock

Applicant: Mrs Wilson. **Approved.**

Application No. 14/01949/FUL. Convert existing barn into residential, 1 bedroom property.

Location: Meepshole, Great Prestons Lane, Stock

Applicant: Mr D Swift. **Approved.**

Application No. 14/01931/COUPA. Determination as to whether the prior approval of the Local Planning Authority will be required for the conversion of an agricultural barn to 1 residential dwelling.

Location: Hippodrome Farm, Goatsmoor Lane, Stock

Applicant: Mrs Wendy Tiffin. **Prior Approval Required – Approved. Community Infrastructure Levy (CIL) – Prior Approval Consents Information Notice.**

Application No. 14/01940/MAT. Amendment to permission 14/01940/MAT (first floor side extension above garage, two storey rear extension, alterations to roof, fenestration and cladding materials) to alter exterior cladding and replace two first floor rear windows with Juliet balconies.

Location: 31 Well Lane, Stock

Applicant: Mr & Mrs Regan. **Approved.**

CLERK

Application No. 14/01916/FUL. Single storey rear/side extension.

Location: 22 Mill Road, Stock

Applicant: Ms Suzanne Clark. **Approved.**

Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.

Application No. 15/05006/TPO. Alder x 4 (W1) - around pond to south of dwelling - coppice; Willow (W1) - around pond to south of dwelling - pollard; White Poplar x3 (W1) - along driveway - fell to ground level and remove stumps; Larch x 2 (W1) - around pond to south east - fell to ground level; Oak x 1 (W1) - around pond to south east - veteranise remaining stem; Beech (W1) - northern boundary - fell to ground level; Larch x 1 (W1) - northern section of woodland - fell to ground level; Prunus x1 (W1) - leaning towards tennis court - fell to ground level and remove stump; Sycamore x1 & Birch x1 - south east of Weeping Beech - fell to ground level and remove stump; All trees (W1) - within woodland - remove dead and broken laterals; Leyland / Lawson Cypress (W1) - within woodland - fell to ground level

Location: The Molineux, Honeypot Lane, Stock.

Applicant: Sarah Wilson.

The Parish Council had no comments to make.

Application No. 14/05691/CAT. Leyland Cypress – rear garden – reduce height by 3-4m and trim sides.

Location: 54 High Street, Stock.

Applicant: Miss Yasmin.

The Parish Council had no comments to make.

Application No. 14/05332/TPO. Oak (T1) – front garden – crown reduction by 2.5-3m max, cutting to suitable growing points; crown lift to 5.2m, cutting to branch collar; remove deadwood over 30mm in diameter.

Location: 32 Birch Lane, Stock.

Applicant: Mrs C Swanson.

The Parish Council had no comments to make.

Planning Appeals and Decisions.

Nothing to report.

Tree Preservation Orders.

Variation Certificate for TPO/2014/026 The Croft, Great Prestons Lane had been received refining the Order to 6 x individual trees and 1 woodland. TPO/2014/026 The Croft, Great Prestons Lane, was confirmed on 6th January without modification.

Planning Correspondence

Planning contributions money – Nothing to report.

Cherry Tree Cottages, Stock Road – Nothing to report.

Container sited in the field adjoining Fairfields, Marigold Lane – Nothing to report.

Greenwoods – Benjamin Firth, Enforcement Officer, at CCC advised the following outcome of their investigations into the possible breach of planning control:-

Breach A – the siting of a marquee within the grounds.

- This breach has been regularised through the granting of a temporary planning permission, 14/01353/FUL.

Breach B – the creation of a new access onto the highway and associated access track (south-east boundary onto Stock Road).

- Works to replace an existing gate in the boundary would not constitute a breach of planning control.
- The access track has been reseeded as grass, thus removing any breach of planning control.

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	<p>Breach C - works to widen an access to the highway (north-west boundary onto Crondon Park Lane).</p> <ul style="list-style-type: none"> • Remedial works have been conducted to reinstate the wall along this boundary of the site. • It has been determined that it would not be expedient to pursue formal enforcement action against the new gate as it would likely be granted planning permission were an application to be submitted. <p>Under these circumstances no further action will be taken by the Enforcement Team and the case will be closed. The Chairman said that he felt the gate was a recent occurrence.</p> <p>Bill Wright of Silverswan Homes had advised that he is submitting a planning application for 3 Garden End. Mr Wright will attend the meeting at which the plans are discussed.</p> <p>Derek Stebbing of CCC advising of notification of Publication of Planning Policy Document for Consultation - Strategic Land Availability Assessment Methodology – Draft from 22nd January to 12th February 2015</p> <p><u>Urgent Planning Matters Not On This Agenda</u></p> <p>Nothing to report.</p>																					
3200.	<p>FINANCE.</p> <p>Cheques to be Signed -</p> <table border="0"> <tr> <td>102003</td> <td>£ 72.00</td> <td>Wicksteed Leisure Ltd</td> <td>Play Area Inspection</td> </tr> <tr> <td>102004</td> <td>£ 25.00</td> <td>Royal British Legion Stock</td> <td>Poppy Wreath</td> </tr> <tr> <td>102005</td> <td>£1,366.93</td> <td>Mrs L.J. Green</td> <td>Clerk's Salary 01.01.15 – 31.01.15</td> </tr> <tr> <td>102006</td> <td>£ 416.91</td> <td>HM Revenue & Customs Only</td> <td>PAYE and N.I.</td> </tr> <tr> <td>102007</td> <td>£ 113.27</td> <td>Mrs L.J. Green</td> <td>Expenses 15.12.14 – 26.01.15</td> </tr> </table> <p>Transfers No transfers carried out.</p> <p>Clerk's Salary – Chairman and Cllr. Lee dealing with matter. Meeting with Clerk to be organised.</p> <p>Budget – The Budget will be prepared in due course.</p> <p>Change to Bank Mandate - Nothing to report.</p> <p>Annual Donations – Defer to next meeting.</p>	102003	£ 72.00	Wicksteed Leisure Ltd	Play Area Inspection	102004	£ 25.00	Royal British Legion Stock	Poppy Wreath	102005	£1,366.93	Mrs L.J. Green	Clerk's Salary 01.01.15 – 31.01.15	102006	£ 416.91	HM Revenue & Customs Only	PAYE and N.I.	102007	£ 113.27	Mrs L.J. Green	Expenses 15.12.14 – 26.01.15	NF/JL
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3201.	<p>COUNCILLOR/CLERK'S REPORT.</p> <p>Nothing to report.</p>																					
3202.	<p>DISCUSSION ITEMS.</p> <p>Deferred to next meeting.</p>																					
3203.	<p>RISK ASSESSMENT.</p> <p>Nothing to report.</p>																					
3204.	<p>DATE OF NEXT MEETING.</p> <p>The next planning meeting will be held on Monday 9th February 2015 in Stock Village Hall and the main meeting on 23rd February 2015 in Stock Village Hall. Cllrs. Cooper and Fenwick sent their apologies for the meeting on the 9th February and Cllr. Woodward sent his apologies for the meeting on 23rd February.</p>																					
3205.	<p>CLOSED MEETING FOR OPENING TENDERS.</p> <p>Nothing to report.</p>																					

The Chairman thanked everyone for coming; the meeting closed at 10.40pm.

Signed (CHAIRMAN).....DATE.....