

STOCK PARISH COUNCIL

Clerk – Lorraine Green

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MINUTES OF THE PLANNING MEETING HELD ON MONDAY 15TH MARCH 2010 AT STOCK VILLAGE HALL, COMMON ROAD, STOCK AT 7.30PM.

Present: *Cllrs. Millernas, Johnson, Woodward, Hawkes, Phillips, Finch, Rilstone and Otter*
In The Chair: *Cllr. Dixon*
Minute Secretary: *Lorraine Green*
Also Present: *1 Member of the Public*

		ACTION
1.	APOLOGIES FOR ABSENCE. Chelmsford Borough Cllr. Ian Grundy sent his apologies.	
2.	MINUTES OF MEETING HELD ON 8TH FEBRUARY 2010. The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events. All agreed.	
3.	DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS. No declarations were made.	
4.	PLANNING MATTERS. <u>Planning Appeals and Decisions.</u> Nothing to report. <u>Tree Preservation Orders.</u> Tree Preservation Order No. 2009/088- Scriveners Farm, Madles Lane – A Tree Preservation was confirmed with variation on 15 th February 2010. <u>Planning Correspondence.</u> A letter had been received from Mr David Jackson regarding the building works taking place somewhere adjacent to the garages at the end of Falkner Close. Mr Jackson has no objections to the building work happening provided the relevant permission has been obtained but he and the majority of neighbours are concerned by the damage being done to the road surface around the garages and the amount of mud and gravel spilling from the lorries and being left in Falkner Close and into Birch Lane. Clerk to contact Planning Department and Highways. 16 Mill Road – James Stubbs at CBC had advised the Clerk that as the posts have been installed on land under the ownership of the ECC Highways Authority this would be a matter over which they would have control. Clerk to chase Louise Lockwood in Highways. Living Landscapes Area 34 – Mr Sumner had advised that all Councillors are invited to the meeting booked for Wednesday 24 th March at Ramsden Heath Village Hall. Another public meeting can be held for Stock later in the year as it would be more relevant as it looks as if he will be picking up the other Living Landscape in the parish, Hanningfield Reservoir and Woods. Chairman to attend the meeting and decision to be made at next meeting. An invitation had been received from Juana Bent at CBC to the Chelmsford Town Centre Initiative Forum on the afternoon of 19 th March 2010.	CLERK CLERK JD

The Planning Inspectorate had advised that the Inquiry into the Site at Land at Temple Farm will resume on Monday 21st June 2010 at 10.00am. The Inspector anticipates being able to conclude the Inquiry by close of play on Thursday 24th June 2010. Fencing on Common – Hayley Hay at CBC had advised that she is unfortunately unable to comment on any legal matters such as The Commons Act or the Enclosures Act of 1857 she can, however, offer the following planning advise:- Planning permission would not be required for the proposed fencing providing it does not exceed 2 metres in height. The Common is situated within a conservation area and the design of the fence should therefore be carefully considered. You may wish to contact our conservation officer (Michael Hurst) to discuss preferred designs for fencing in conservation areas. Cllr. Woodward advised that he had contacted Mr Hurst who advised that there was no problem. The Chairman advised that guidance had been sought to see whether consent was needed. The Chairman advised that the definition of common land is that it is owned by one person over which another is entitled to exercise rights of Common e.g. grazing, cutting bracken etc. The Enclosures Act applies where previously open land becomes fenced by the landowner, i.e. agricultural land therefore previous rights of access to people were denied. The Chairman advised that this was not appropriate to the Parish Council. As regards the Commons Act he advised that as the area is on such a small scale as to not impede access consent is not required. The Parish Council agreed and the Clerk to write to Collinsons to advise them that they had been awarded the contract to erect the fencing. <u>Urgent Planning Matters Not On The Agenda.</u> Nothing to report.	CLERK
<u>Diversion of Footpath 26 at Scriveners Farm</u> A Statutory Notice had been received giving an order to divert the footpath. This gives parishioners the potential to object to ECC by 26th March. Cllr. Johnson to put copy of notice on noticeboard. The Chairman read out the minutes and correspondence to Cllr. Otter regarding the discussions held regarding the proposed diversion. Cllr. Otter felt that the Enclosures Act should be raised with CBC. After discussion it was agreed by the majority of the Parish Council that no further action would be taken.	SJ
<u>48 Well Lane</u> Nothing to report. Clerk to chase matter with CBC.	CLERK
<u>Applications.</u> Application No. 10/00323/FUL. Change of use from A1 (Retail) to A2 (Professional Office). Location: 38 High Street, Stock. Applicant: Mr Peter Lawrence. The Parish Council commented that their preference is that the property remains as a retail shop rather than an office but they recognise the current circumstances can preclude this. Their reservation with use of office accommodation would be bound to be concerned with the parking requirements.	CLERK
<u>Chelmsford Borough Council Decisions</u> Nothing to report. <u>Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.</u> Nothing to report.	
Developers' Guide to Infrastructure Contributions Public Consultation Document 2010 Edition – The Parish Council commented that the consultation was premature in light of the current political circumstances. Clerk to submit comments.	CLERK

	CHP Consultation regarding possible Affordable Housing Development at Dakyn Drive Garage Site – The concern was where the existing cars are going to park. It was agreed the Parish Council had no comments but would await more facts. Cllr. Rilstone agreed to speak to Fred Harnett of The Piggeries regarding the land ownership that had been raised by CBC. The grass cutting contracts were discussed and it was agreed that Blackwater Landscapes would be awarded the contracts. Clerk to advise.	CLERK AR CLERK
6.	DATE OF NEXT MEETING. The Annual Parish Meeting of the Parish Council is on Monday 19th April 2010 at 7.30pm in The Rectory Hall immediately followed by the Planning Meeting.	

The Chairman thanked everyone for coming; the meeting closed at 8.30pm.

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