

Draft Minutes of Birchanger Parish Council meeting
held on Tuesday 1st October 2024 at 7.30 pm.
In Birchanger Village Hall

Present: Angie Driscoll (AD) – Chair
Sally Taylor (ST)
Peter Sampson (PS)
Geof Driscoll (GD)
George Taylor (GT)
Keith Edgeworth (KE)

2 members of the public
Keith Williams (KW) – Parish Clerk
District and County Cllr Ray Gooding (RG)

1266. Chairman’s Welcome

The Chairman welcomed all those present.

1267. Apologies for Absence

Linda Pocklington (LP)

1268. Declarations of Interest

GD as District Councillor for another ward.
GD in relation to item 8:Local Plan Regulation 19 response.

1269. Public participation session with respect to items on the agenda and other matters that are of mutual interest.

A resident requested clarification regarding the boundaries of the Village Green. A non-resident has alleged that that the residents in question have taken part of the Village Green into their property.

[N.B. Village Green is to be discussed under item 12 of the agenda].

1270. Minutes of the last meeting

The minutes of the last meeting held on Tuesday 3rd September 2024 had been previously circulated. The minutes were agreed as a true and accurate record and were duly signed by the Chair.

1271. Offer of land to Parish Council

In order to give further consideration to this offer it was agreed that a delegation from the Parish Council should meet the landowner. The Parish Clerk will contact the person concerned to discuss potential dates.

1272. Planning

UTT/24/1360/FUL-216 Birchanger Lane, Birchanger
Demolition of existing garage and change of use with two storey self-contained unit.

[2024/298]

An HMO is out of keeping in Birchanger which is a quiet residential area. The proposed parking area at the front of the property is far too small to accommodate the proposed 8 parking spaces. The entry/exit point at the junction with Harrisons and Birchanger Lane, which is not clear on the plan, is unsuitable as it is necessary to drive across the pathway using a mobility access kerb. There is inadequate site splay for drivers when exiting the property to identify pedestrians using the pathway. At present the front of the property is laid to unbound gravel and weed which is unfit for any cars to park on let alone the proposed 8 vehicles.

There is no provision for cyclists as required in the Essex Design Guide for parking (one secured covered space per dwelling for one bedroom properties).

The north elevation of the proposed new building overlooks the neighbouring property and appears to be sited against the property boundary. The main entry door to this part of the building is located on this side. Should this application be approved this entry door should be relocated to the front of the building. There is insufficient amenity space for the proposed number of residents.

An application to extend 216 Birchanger Lane was refused in 2003 (UTT/0197/03/FUL) for the following reasons:

It was "detrimental to the visual interests of its surrounds and unacceptable due to its size and bulky appearance".

This latest application is unacceptable for the same reasons.

Birchanger Parish Council objects to this planning application.

1273. Local Plan Regulation 19 response

ST had previously submitted documentation for consideration by councillors. ST will produce an amended response for submission to Planning.

1274. Donation request from Herts and Essex Air Ambulance

A donation of £500 was agreed.

1275. Finance

- a. Account Balances (already circulated).
Noted**
- b. Invoices and payments for approval.
Approved**

1. Account Balances b/f 31st August 2024

Unity Trust Bank	22516.23
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2. Payments due for September 2024

A&J Lighting	SO	45.90 (lighting maintenance)
Npower	DD	162.20 (electricity for August 2024)
Ace of Spades	Online	249.60 (Grass cutting August 2024)
Payroo	Online	6.00 (payroll expenses August)
TBS Hygiene	Online	142.56 (dog bin emptying September)
Keith Williams	Online	518.43 (salary for September 2024)
HMRC (Keith Williams)	Online	129.40 (PAYE for September 2024)
Keith Williams	Online	20.00 (office rent for September 2024)
Chelmsford Diocese	SO	325.00 (Glebeland rent)
Service charge	DD	18.00 (bank service charge)

[2024/299]

UDC Precept	13113.50
Account Balance 30/09/2024	34012.64

Notes: The payment to HMRC was made by the parish clerk and is being reimbursed.

It was agreed that the current system of payment approval is robust and quite sufficient for financial purposes. The Parish Clerk circulates a complete list of all payments to be made for the month which gives councillors the opportunity to query any payment. As the Financial Officer has full access to the on-line bank account and statements, they are able to satisfy themselves that the payments showing on the payments schedule match the items on the bank statement.

1276. Allotments/Recreation Ground

Allotments

Nothing to report.

Recreation Ground

- The nets have been ordered at a total cost of £84 and delivery is awaited.
- HAGS have received the purchase order for renovating and service of the zipwire.. A starting date has not yet been agreed.
- HAGS have been asked to quote for the replacement equipment.

1277. Village Green

[Note: this item was brought forward in the meeting and was discussed after item 5:Minutes of the previous meeting].

As owners of the Village Green, the Parish Council recognises that the boundaries of the Village Green are between the fence at 264A Birchanger Lane and the hedge alongside the drive at 274 Birchanger Lane.

1278. Highways

- The Parish Clerk, as instructed, has written to Phillip Cowland of ECC advising that a yellow hatch junction box with cameras is required to stop drivers encroaching into the large area between the traffic lights on the A120 travelling east and the junction 8 traffic lights. To date there has been no reply.
- RG has been chasing Highways. He believes the congestion may be caused by the timing of the traffic lights.
- There is no progress on the repairs required in Birchwood. RG has added this to the Members Scheme.
- RG will let the Parish Clerk have a list of the items he is pursuing.

1279. Reports from County and District Councillors

Cllr Ray Gooding

- The wood behind the school has been sold to developers.
- Does Birchanger have a representative on the Birchanger Wood Trust? This is confirmed as Cllr Linda Pocklington.
- He has been approached with an enquiry regarding the Scout Hut. Can this be used for other activities? He is in discussion.

1280. Closure of meeting

There being no further matters to discuss the Chairman declared the meeting closed at 21.00.

[2024/301]