



THAXTED PARISH COUNCIL

Community Information Centre
7, Town Street, Thaxted,
Dunmow, Essex, CM6 2LD
Tel: 01371 831952.
email: clerk@thaxted.co.uk.
web: www.thaxted.co.uk

MINUTES OF THE COUNCIL MEETING OF THAXTED PARISH COUNCIL HELD ON TUESDAY 12th April 2022 at 8pm pm in Thaxted Guildhall

Present: Councillors: T Frostick (Chairman), A Frater (Vice Chairman) V Knight, A Howells, R Barrington, P Flint., A Wattebot, N Weakley. J Perkins.

Also Present:

Dena Ludford (Clerk & RFO)

Peter Neal from the NP working group and Severn members of the Public (two of which left at 20:44)

21/22.955 APOLOGIES FOR ABSENCE

Cllr Ray Williams

Cllr J Spencer

District Cllr Mike Taylor

County Cllr Martin Foley

21/22.956 DECLARATION OF INTERESTS

Cllr Jenna Perkins PI in item K under appeals

21/22.957 PUBLIC REPRESENTATIONS

None

21/22.958 REPORTS FROM DISTRICT COUNCILLORS ON MATTERS RELATING TO THE PARISH OF THAXTED

Reports from Cllr Taylor as attachment

21/22.959 REPORTS FROM ESSEX COUNTY COUNCILLOR ON MATTERS RELATING TO THE PARISH OF THAXTED

21/22.960 MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Council meeting held on **8th MARCH 2022**

21/22.961 PLANNING

a) UTT/22/0637/OP

PROPOSAL: Outline application with all matters reserved except access for the erection of 5 no. dwellings with associated vehicular access point, car parking, landscaping and associated infrastructure.

LOCATION: Land To The North Of Mayes Place Monk Street

RESOLVED to **OBJECT** with the following comments

- In terms of national policy the location is not a sustainable one. All travel would be car-borne with no safe walking or cycling routes to services in Thaxted or Dunmow. There would also be an adverse impact on the setting of the listed Farmhouse Inn and Glendale rendering the site environmentally unsustainable.
- In terms of Local Plan policy, development would be contrary to Policy S7 which states that there should be a 'strict control' on new buildings (doesn't need to be there; not appropriate to a rural area; neither protects nor enhances the character of the area). Policy S7 has been held to be compliant with the NPPF in several appeal decisions including two in Monk Street.

- It is then, contrary to policy LSC 4 of the Neighbourhood Plan and cannot be regarded as 'infill'. Infill is defined as a site having existing development on either side. This only has development on one side.
- There are also highways and access issues. No consideration has been given to the two junctions where Monk Street meets the Dunmow Road. These are both dangerous junctions where traffic flows are often at high speed. Similarly, the access onto Monk Street has no regard to the fact that there are regularly cars parked in the road immediately opposite (as illustrated by the applicant's own photograph).
- As a general comment the proposals are completely at odds with the character of the hamlet of Monk Street.
- The appears to be a deliberate effort in relation to the field not being tenable to farm as the size of the field is being reduced significantly by the applicant.

b) UTT/22/0669/LB

PROPOSAL: Block up internal door between hallway and kitchen.

LOCATION: Harveys Cottage Watling Lane

RESOLVED to make **NO COMMENT**

c) UTT/22/0732/FUL

PROPOSAL: Minor alterations and change of use of barn to residential

LOCATION: Bluegates Farm Bardfield End Green

RESOLVED to make **NO COMMENT**

d) UTT/22/0350/FUL

PROPOSAL: Proposed change of use of land and erection of building to rear of property to be used as commercial cattery.

LOCATION: Willow Close Folly Mill Lane

RESOLVED to **COMMENT** that a lighting strategy would be needed and we do have concerns on the increase in traffic.

e) UTT/21/3089/FUL

PROPOSAL: Proposed access to public highway from agricultural building permitted under UTT/21/2560/AG.

LOCATION: Land Off Bolford Street Bolford Street Thaxted

RESOLVED to **OBJECT** most strongly on the destruction of an ancient verge

f) UTT/22/0823/FUL & UTT/22/0844/LB

PROPOSAL: Proposed demolition of swimming pool and garage. Conversion of barn to 1 no. dwelling including single storey side extension and erection of detached car barn.

LOCATION: Woodhams Farmhouse Cutlers Green

RESOLVED to make **NO COMMENT**

g) UTT/22/0807/HHF

PROPOSAL: Proposed two storey side extension

LOCATION: 21 Wedow Road Thaxted

We would comment that its a very cramped addition which will adversely impact on both the long-term and the short-term amenity of the neighbouring property.

h) UTT/22/0855/HHF & UTT/22/0856/LB

PROPOSAL: Proposed demolition of existing single storey rear extension, erection of replacement single storey rear extension and insertion of new side window. (LB) Internal alterations including opening up between existing studs and construction of new partition.

LOCATION: Lower Farm Cutlers Green

RESOLVED to make **NO COMMENT**

i) UTT/22/0874/OP

PROPOSAL: Outline application, with all matters reserved except for access, for up to 2 no. dwellings

LOCATION: Freemans Farm Bardfield Road

RESOLVED to **OBJECT**

The Parish Councils previous objections before were on the grounds of sustainability (the fact that the site was at least a mile's walk from the village) and that it was contrary to Local Plan policy S7 and Neighbourhood Plan policy LSC 4. Those objections still stand for this scheme. It is also noted that hedges will have to be removed in order to get the required visibility splays.

APPEALS

j) UTT/21/1108/FUL

Site Address: Land At Lodge Farm Bardfield End Green

Description of development: Demolition of existing hay barn and erection of new farm house.

Application reference: UTT/21/1108/FUL

Appellant's name: Mr T Magness

Appeal reference: APP/C1570/W/21/3289501

Appeal start date: 29.03.2022

RESOLVED to make no further comments

k) UTT/21/2079/HHF & UTT/21/2080/LB

Site Address: Coverts Bardfield End Green

Description of development: Erection of two storey rear extension

Application reference: UTT/21/2079/HHF

Appellant's name: Mr & Mrs D Perkins

Appeal reference: APP/C1570/D/21/3286173

Appeal start date: 25.03.2022

RESOLVED to make no further comments

21/22.962 LOCAL PLAN UPDATE

a) To receive a verbal update from Chairman of Local Plan Group

Richard informs the council that the Local Plan has stalled and there have been several workshops

b) to consider the Parish Response to Uttlesford Shop Front Design Guide Consultation March 2022

https://www.uttlesford.gov.uk/media/11295/Uttlesford-Shopfront-Design-Guide/pdf/Shopfront_Design_GuideA.pdf?m=637800937827600000

The consultation starts on Wednesday 30th March and will run for 6 weeks, concluding on Wednesday 27th of April.

21/22.963 A MEMORIAL BENCH

To consider a parishioners request to site a memorial bench in a suitable location within Thaxted.

After some discussion areas for consideration are: an Allotment bench situated at the Bardfield Road or a bench situated at Burns way by the newly formed tree line. Other suggestions in place of a bench would be a rose planted in Margaret street gardens, however the council would not grant a plaque in the garden area.

The council wishes to note that it takes no responsibility regarding any vandalism to the bench should this be situated.

21/22.964 RIDELONDON-ESSEX

To NOTE that Sunday 29th May is Ride London-Essex, rolling road closures will be implemented as the ride journeys through Thaxted on the day. The Thaxted leg of the race is a spectator one, therefore our local shops and eateries should see an increase in footfall as a result of this event, and road improvements are already being implemented across the region to prepare the surface for the riders.

21/22.965 USE OF CAR PARK

To consider the request made by Uttlesford Norse acting on behalf of Uttlesford District Council who request the temporary use of the car park adjoining the allotments for a period of no more than 10 days to complete approved planning work under ref UTT/22/0160/HHF, schedule of works and dates have yet to be provided.

Survey before and after authorising the clerk to sign the work off.

21/22.966 QUEENS PLATINUM JUBILEE

Cllr Knight and Perkins update the council on the planned events. In need of more volunteers for marshalling, particularly on the Friday evening from 7pm – 11pm, commitments received from Cllr Frater & Howells and Cllr Barrington & Cllr Flint is looking to see if they are able to attend.

21/22.967 GARDEN CLUB

CLlr Howells explains the funds in the club are to be reallocated and to ask the council to take the funds and EMR them to a future garden related project.

21/22.968 FINANCE

a) EMR'S & CURRENT ACCOUNTS December 2021

To **NOTE** the accounts are currently in working progress, given the complexities of year end reports and the newness of our accounts package, reports for these will be made available as soon as the new accounting package is in full operation. The RFO will however be granting online access to all councillors by the end of April 2022 for read only access.

b) TO REVIEW ON LINE PAYMENT FOR APPROVAL

To sign and approve the online payments as detailed (March 2022)

d) GRANT APPLICATIONS:

To **NOTE** Grant applications in progress update:

Jubilee lottery funding – Pending - circa £4,000 Unsuccessful

Platinum Jubilee Celebrations Grant Scheme – UDC – remains Pending £700

Locality fund – Awarded £879 (Bench & Install) received

Technology Micro Grant – EALC - Awarded & received £282.73 (wifi extended & Zoom platform for 2021)

Welcome Back funding: Awarded & all items received Totalling £4900 (various items inc, disabled access picnic bench)

Community Covid Grant – RCCE – Pending (delayed) £1970.96

Technology Micro Grant – EACL – awarded and received £465.84

Technology Micro Grant – EALC – awarded and received £349.16

NEW - Thaxted Youth Coalition project – EALC – awarded and received £5000

21/22.969 Date of NEXT MEETING

TUESDAY 17TH MAY 2022 at The Guildhall at 7:30pm.