

DEBDEN PARISH COUNCIL**MINUTES OF THE EXTRAORDINARY MEETING OF DEBDEN PARISH COUNCIL
HELD ON WEDNESDAY, 30TH MAY, 2018 AT 8.00PM IN THE MEMORIAL HALL,
DEBDEN**

Present:

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| Cllr R. Forster | (RF) Chairman |
| Cllr E. Blackie | (EB) |
| Cllr S.Luck | (SL) |
| Cllr A. Tetlow | (AliciaT) |
| Cllr A.Tetlow | (AT) |
| Cllr S. Watson | (SW) |

In attendance:

Mrs. C. Griffin, Clerk. (CG)
Mr. C. Anderson, Residential Development Land Agent Ltd.
3 members of the public

18/022 Apologies for absence

Apologies were received from Cllr A. Roper (on holiday)
The Clerk advised that she would be withdrawing from the meeting for planning application UTT/18/1206/FUL

18/023 Declarations of Interests**To receive disclosures of pecuniary and non-pecuniary interests in items on the agenda**

AT advised that he would be withdrawing from the meeting for planning application UTT/18/1159/FUL
No other interests were declared.

18/007 To discuss planning application received and agree responses

UTT/18/1007/OP Land at Mill Road, Church Lane.
Outline application with all matters reserved, except for access, for two dwellings.

Following the last meeting the Chairman reported that the manorial rights have been looked into. Contact was made with Wild, Hewitson & Shaw, who dealt with the original transfer of the manorial rights to the Parish Council, and the Manorial Association of Gt. Britain. We also visited the Essex Records Office to examine the 1910 Land Tax map and today met with David Hollest, the solicitor at Wild Hewitson & Shaw who organised the transfer. It has been confirmed that we have all the evidence and documents to prove we have manorial rights which gives the PC some

control over the access over the verge and its use. In order to protect the manorial rights these need to be registered with the land registry.

It was agreed that more details are required on the implications, responsibilities and costs if the land is registered. The PC also need to decide on their policy regarding these rights as other applications will be coming up in the future.

It was pointed out that a Deed of Grant has been allowed in the past for the lay-by at Highfields in Thaxted Road, the electricity sub-station in the High Street and other property entrances.

Concerns were expressed regarding the changes this proposal would make to the approach to the village, the close proximity to the School, the increase in traffic and additional parking on the road.

Following further discussion it was agreed that the following comments should be sent to UDC:

1. The manorial rights over verges have been investigated and advice has been obtained. The PC does have manorial rights over this verge in Mill Road and therefore believes we have ownership and control over the access. We are in the process of deciding whether to register the rights.
2. The proposal will lead to an increased volume of traffic.
3. The properties are in close proximity to the School and walkways.
4. There would be an increase in on-road parking.

The land agent confirmed that the access would be used for both residential properties and farm machinery.

UTT/18/1159/FUL Howe Barn, Newport Road

Erection of single storey side extension.

No comments

UTT/18/1206/FUL Rowney House, Thaxted Road

Construction of 2 detached dwellings on land to the rear of Rowney House and creation of new access road and extension to existing residential annexe.

(Notes taken by SW)

Concerns were expressed regarding additional road traffic on an already busy road. It was noted neighbouring residents had raised privacy and drainage issues but the Chairman pointed out that privacy issues are a matter for the UDC Planning department. Further concerns were raised regarding flooding which is already a serious issue for properties around Brocktons Farm and the residents are concerned that any further development would increase the risk of flooding.

It was agreed that the following comments should be sent to UDC:

1. Any further development on that side of Thaxted Road is likely to increase the possibility of flooding around Broctons Farm unless appropriate measures are taken.

2. The proposal will lead to an increased volume of traffic.

18/025 To approve and sign the Annual Governance Statement for 2017/18, Section 1

It was proposed that the Annual Governance Statement for 2017/18, section 1, should be signed by the Chairman and Clerk.

Proposed: EB

Seconded: AliciaT

All agreed

18/026 To approve and sign the Accounting Statement for 2017/18, Section 2

It was proposed that the Accounting Statement for 2017/18, Section 2, should be signed by the Chairman and Clerk.

Proposed: EB

Seconded: AliciaT

All agreed

18/027 To discuss any Urgent matter of interest to the Parish

27.1 The Clerk reported that a few weeks ago she received a number of complaints about the height of the grass at Fox crossroads. ECC were contacted and it was cut shortly afterwards. It was agreed that this is a serious hazard when coming from the Saffron Walden direction and Ace of Spades will be asked to give a quotation for cutting this when they cut the Mill Road verge (four times per year). UDC will be asked to cut the grass outside No. 18 Smiths Green.

27.2 The Clerk reported that only a few Data Protection Consent forms have been returned to her and these have been mainly from the people who were sent hard copies. EB suggested sending out hard copies, rather than by email, and enclosing a stamped addressed envelope. Advice will be obtained from our advisory body.

27.3 The Clerk reported that all the Accounts records are with the Internal Auditor but these should be returned by next week.

The meeting closed at 9.25pm.

Signed.....(Chairman)

Dated: 04.07.18

