

**MINUTES OF QUENDON & RICKLING PARISH COUNCIL MEETING
HELD ON WEDNESDAY 11th JANUARY 2023 AT 7.30 PM.**

Present: Tom Duncan – (TDN) Chairman
Gari Spearpoint – (GS)
Ljiljana Ortolja-Baird – (LOB)
Robert Ryder – (RR)

County Cllr Ray Gooding (RG)
Keith Williams (KW)-Parish Clerk
1 member of the public

1186. Declarations of Interest

None

1187. Apologies for Absence

Philip Sowter – (PS)
District Cllr Judy Emanuel (JE)

1188. Minutes of the last meeting held on 13th December 2022 (already circulated)

The minutes of the last meeting were agreed as a true and accurate record and were signed by the Chairman.

1189. Matters arising from the minutes of the meeting on 13th December 2022

The Village Hall Committee are very enthusiastic about the Gigiclear wi-fi initiative and are likely to approve the installation.

1190. Public participation session

What happens to the Gigiclear offer after the 10 free months? The free offer could continue, the equipment could be removed with no charge or a commercial contract for continued use could be agreed.

1191. Correspondence

- There is an overhanging tree along Forsters Path. This is to be reported to Highways.
- The football nets have been vandalised.

1192. Planning

a. UTT/22/3285/HHF & 3286/LB

Single storey rear extension and replacement of the flat roof.

No objections

[265/2023]

1193. Bradleys Barn Permitted Development

There have been ten negative comments to this proposal. PS has submitted the following comments to UDC Planning on behalf of the Parish Council.

Quendon and Rickling Parish Council is aware of this proposal and was invited to review the proposed plans ahead of submission.

The Parish Council is also aware that the application has been submitted seeking approval under Class Q Permitted Development removing the Parish Council as statutory consultee within the planning process and any subsequent rights of appeal from parishioners.

There are many aspects of the development that require closer scrutiny as part of a full planning application including:

- Safety. Brick Kiln Lane is a narrow country road with no public footway.
- Traffic. The proposal will not result in a net reduction in traffic movement as suggested. Proposed 5 dwellings will increase traffic through a narrow country lane.
- Infrastructure. Works will be significant requiring connection for water, sewerage, electricity, communications etc
- Neighbourhood Plan Development Limits. The development is outside of the development limits as set out in the Quendon and Rickling Neighbourhood Plan.

We would draw your attention to the case and findings of *Hibbitt v Secretary of State for Communities and Local Government* (1) *Rushcliffe Borough Council* (2) [2016], where the court upheld the decision of the LPA to refuse prior approval of the development of an agricultural building under Permitted Development.

There are clear parallels between the Bradleys Barn proposal and the Hibbitt case.

Bradleys Barn is a minimalist, skeletal agricultural building. The works required to create 5 separate dwellings constitute a substantial rebuild and go well beyond what could be considered as a conversion.

In the Hibbitt case the court reflected that Permitted Development should be construed narrowly and that it is not intended as a short cut and that if extensive rebuilding is required then a full planning application should be requested.

Our sense and request is that this proposal should be the subject of a full planning application in order that the Parish can be fully engaged.

1194. Pond Management Grant

Paul Wilsher (PW) has submitted the grant application. The quotation for the work is approximately £6000, of which £1000 is for the use of large machinery. PW is awaiting the grant decision. The work will need to be undertaken in Winter which means that the earliest time is likely to be towards the end of 2023.

[266/2023]

1195. Finance

a. Accounts balances (already circulated).

Noted.

b. Invoices and payments for approval.

The payments were approved.

FINANCE REPORT for DECEMBER 2022

Balance b/f @ 30/11/2022

42306.66

Payments to be authorised for December 2022

Payee	Chq No	Amount	Reason
GWB Horticulture (already paid)	online	642.00	Grass cutting Electricity for November
Npower	dd	20.52	2022
Phil Sowter	online	36.70	Repairs to noticeboard
EALC	online	84.00	Planning briefing
Payroo	online	6.00	Payroll expenses
Gari Spearpoint	online	14.75	Fountain decorations
Katherine Nuthall	online	34.69	Fountain decorations
Gari Spearpoint	online	2.49	Fountain decorations
Keith Williams	online	608.52	Salary December 2022
HMRC (Keith Williams)	online	152.20	PAYE December 2022
Local Toilet Hire	online	127.20	Football pitch toilets
Unity Trust Bank	dd	18.00	Service charge
Total Payments for December 2022		1747.07	
Balance at 31/12/2022		40559.59	
Football pitch hire		140.00	
Balance c/f at 31/12/2022		40699.59	

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

1196. New Model Code of Conduct

This will be discussed at the next meeting.

1197. Events

- All Christmas decorations have been removed.
- The plants will be left for the time being. They may be moved to a larger container.
- Now is the time to think about events for 2023. An event could be arranged to coincide with the Coronation Bank Holiday.

[267/2023]

1198. Footpaths update

Cllr Gooding advised that Cllr Lee Scot is coming to the area on the morning of 23rd January albeit predominantly for another issue. He will however, be taking him along to Quendon as well but might need to confirm timings a bit later on.

1199. B1383

a. Speedwatch training

The first session of 2023 has been held, lasting approximately 50 minutes. At least 5 cars were identified as speeding.

b. Footway clearance

See comments from Cllr Gooding under **1198. Footpaths update.**

1200. Assets of Community Value

It was decided to re-apply for registration for the following entries.

- Village Hall.
- The Cricketers Arms.
- Cricket pavilion.
- The Fountain.

The Parish Clerk will submit the applications.

1201. County and District Councillor reports

County Councillor Ray Gooding

- a) Update on his letter/correspondence to Essex Waste Ltd and the building company in Bishops Stortford where the waste emanates from.

I have drafted a letter that I will be sending and I am currently awaiting a sign off from Essex Legal Services to ensure that what I have said can be used for ongoing enforcement as this progresses. I have also sought the support of the other Parishes affected and although most have confirmed that I am just waiting for a couple more because I want to demonstrate the extent of the concern. Christmas hasn't helped with that process.

- b) Speed camera signage requested for the village section of B1383.

This will be an application to the Local Highways Panel and that will be on 16th Jan so will be after the Parish meeting.

1202. Date of next meeting
8th February 2023

1203. Closure of meeting

There being no further items to be discussed, the Chairman declared the meeting closed at 20.55.

[268/2023]