

**DRAFT MINUTES OF QUENDON & RICKLING PARISH COUNCIL MEETING
HELD ON WEDNESDAY 12TH JUNE 2019 AT 7.45 PM.**

Present: Sally Kitcat – Chairman (SK)
Ele Stoneham – ES
Carrie Williams – CW
Ted Crow – TC
Tony Dear - TD
Katherine Nuthall - KN

Ray Gooding (RG) – County Councillor

6 members of the public
Keith Williams – (KW) (Parish Clerk)

439. Declarations of Interest

None.

440. Apologies for Absence

None

441. Minutes of the last meeting held on 8th May 2019 (already circulated)

The minutes of the last meeting held on 8th May were agreed as a true and accurate record with no amendments, and were duly signed by the Chairman.

442. Matters arising from the minutes of the meeting on 8th May 2019

- The speed limit at Ventnor Lodge is expected to be introduced later this year.

443. Community Special Constables

Les Hawkins, who is the co-ordinator of the scheme, made a presentation to the Parish Council. The Parish Council will now consider the matter and respond in due course.

444. Co-option of parish councillor

Paul Wilsher, having applied for the vacant seat on the Parish Council, was proposed for co-option by ES and seconded by TC and elected unanimously. Paul completed the Acceptance Form and the parish clerk will notify UDC of the appointment.

445. Public participation session

- Gigaclear is now on it's fourth contractor. There is still no completion date. It was suggested that they should upgrade the cabinet at the Newport end of the village.
- Can the pond be cleared? A quotation will be sought for this job.
- The school verge needs strimming. A quotation of £25 had been received for the work.
- There is a proposal for a Scarecrow Festival. This will be investigated.

446. Completion of Annual Audit Return

All documentation having been circulated, including the satisfactory Internal Auditors report, the return was duly signed by the chairman. The parish clerk will post the full return to the website. The External Auditors will be advised that, as both income and expenditure were less than £25000, an external audit was not necessary. The Parish Council therefore certifies itself as exempt from a limited assurance review, under section 9 of the Local Audit (Smaller Authorities) Regulations 2015.

447. Finance

- a. Account balances (already circulated).

Noted.

- b. Invoices and payments for approval.

Approved.

Balance b/f @ 30/04/19	21869.04
Precept receipt	<u>6250.00</u>
	28119.04
Cancel chq 001056	150.00
	<u>28269.04</u>

Payments to be authorised for May 2019

Payee	Chq No	Amount	Reason
Replacement of chq 001056	1058	150.00	Quendon & Rickling Village Hall
eon	DD	56.42	Electricity for April 2018
Ted Crow	1057	37.17	Petrol for mower
Yvonne Morton	1059	75.00	Internal auditor fee
Brian Blackwell	1060	135.00	Grasscutting
Thelma	1061	33.00	Plants for trough
Sally Kitcat	1062	111.25	Chairman's expenses
Keith Williams	1063	343.52	Salary for May 2019
HMRC (Keith Williams)	1064	86.00	PAYE May 1029
Lifestyle Property Developments	1065	880.00	Concrete foundations for goal posts

[079/2019]

Total Payments	1907.36
Balance c/f @ 31/05/19	26361.68

448. Correspondence

The grass by the junction at Ventnor Lodge needs cutting. The local council is only responsible for the first three feet. TD will enquire if this can be added to the existing arrangements.

449. Foxley 2

This will be discussed under item 16.2.

450. Potholes on lane to school

SK was pleased to report that the potholes had now been repaired.

451. Bluebell Wood bridleway

The smell emanating from this area has not been evident for some time. SK has spoken to neighbours of the property undergoing building work who have agreed to monitor the situation and report back if the smell returns.

452. Football Field

TC reported;

- The concrete foundations have been installed, and the goal posts refurbished ready for use.
- An inspection is due on Wednesday 19th June by the Essex Football Association..
- He is creating a separate five-a-side pitch for use for under 7's and under 8's.
- The main pitch will be 100m x 64m and will be professionally marked out.
- TC would like to thank the farmer Graham, Brandon Chapman and Joe Kitcat for their assistance in cutting the grass.
- Elsenham U18's will be using the pitch next season.
- A portaloo will be required where there are children (under 18's) playing.

453. Signs for

- a. **Village Green** – This has been approved and Springwell Forge will be contracted to carry out the work.
- b. **Bluebell Woods** – RG will chase Rissa Long for permission to erect a sign.
- c. **North of Quendon Village** – The new 30mph signs are in place.

454. Planning

1. **UTT/19/1136/HHF – 14 Ventnor Road, Quendon**
Single storey rear extension.

No objections

[080/2019]

2. UTT/19/1301/FUL – Land east of Foxley House, Cambridge Road

Construction of 9 new dwellings.

After the recent construction of the houses in the Ventnor Lodge and Foxley House developments Quendon and Rickling Parish Council (Q&RPC) would prefer to see no further new developments within the village.

However, Q&RPC understands that UDC is minded to approve development on this site. If such approval were to be given then Q&RPC is of the opinion that the new housing must meet the needs of the village, be high quality and well designed, add to biodiversity and encourage walking. These aims are supported by the Essex Design Guide (EDG), the [National Planning Policy Framework](#) (NPPF) and the Quendon and Rickling Village plan.

Q&RPC is of the opinion that the proposals as they stand are deficient in the following ways :

1. Little thought for biodiversity
2. Lack of permeability
3. Uninspired design that does not reflect local environment
4. Information Infrastructure
5. No two bedroom houses
6. No electric vehicle charging points

1 Biodiversity

The EDG (p23) states that new developments should be '*laid out in such a way as to safeguard the existing ecology and improve the natural habitat*'. And (p25) '*Existing ecology and natural habitats found on the site must be safeguarded and enhanced and new opportunities for increasing the biodiversity should be explored*'.

The NPPF states the following:

Para 170 'Planning policies and decisions should contribute to and enhance the natural and local environment by:

minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

Para 174 'plans should: promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity'.

Para 175 'development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'

These statements make it clear that biodiversity should be part of a new development such as this. I think that this can be achieved by :

- (i) The incorporation of nesting boxes for swifts into each building
- (ii) The incorporation of bat boxes into each of the buildings
- (iii) Wildlife corridors (ie hedges and tree screening) through and around the perimeter of the development, (to include the Northern boundary with Hallfields)
- (iv) Ensuring that any fencing has gaps at ground level to allow hedgehogs, frogs and toads to pass through.

Points (i) and (ii) are supported by the RSPB and the Bat Conservation Trust and the way that they can be achieved is explained in the Royal Institute of British Architects biodiversity guide :

<http://www.ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition/79859/>

2. Permeability, walking and public transport use

This relates to ensuring that the development is not isolated from the rest of the village and that it can be accessed easily on foot via natural and desirable routes.

The EDG states:

Page 27 'A street layout that encourages walking and cycling is permeable, in that it is well connected and offers a choice of direct routes to all destinations'

'It should be possible for pedestrians to move freely between all parts of the layout'

Page 23 'The development [should be] laid out in such a way as to ... encourage walking and cycling'

The NPPF states :

Para 182 - Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs)

Para 110 – 'applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use... c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles'

Q&RPC are of the opinion that as proposed the development is cut off from the rest of the village and that a footpath at the northern end of the development that links to the existing footpath running past Hallfields is required.

Such a footpath would provide new residents with access to the village hall and the northern part of the village whilst also providing existing residents with safe access to the children's public play area; avoiding the need to walk along the B1383. It is important that this access should be a public right of way and, along with the rest of the development's routes built to the required standard so that it can be adopted.

Q&RPC are of the opinion that a zebra (or similar) crossing across the B1383 as well as a footpath to the crossing is required so that bus stops can be safely accessed. Without easy and safe access to public transport the residents of the new houses will be forced to rely on private motor vehicles.

3.Design

The NPPF states :

Para 124 The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how

these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

Para 125 Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development

Para 127. Planning policies and decisions should ensure that developments: are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

128 Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The EDG has detailed examples of what well designed buildings in Essex should look like.

Q&RPC is of the opinion that the proposed design of these buildings does not match the standards set out in the NPPF and the EDG. The proposed designs are standard and mundane and do not reflect the traditional designs of Northwest Essex.

For example the EDG [states](#) *'typically, in order to conform to the traditional Essex roofscape, roofs should be pitched at approximately 50° over spans not exceeding 5m. Such roofs are more attractive gabled than hipped. The use of hips on both ends of a house gives it a suburban look and makes it difficult to integrate into the street scene. Hips should therefore be used sparingly'*.

The proposed houses do not meet the standards in the EDG and the plans should be revised so that they do reflect the style of the long established village.

In addition it is important to note that houses must contain adequate provision for resident and visitor parking, since there is no room in Hallfields, in the Village Hall car park, or anywhere else in the village for additional parked vehicles.

4 Information Infrastructure

The proposals do not, as far as Q&RPC can tell, detail the communications infrastructure that will be provided. However NPPF states :

Para 112. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

Q&RPC is of the opinion that any approval for the development must be subject to the provision of information infrastructure by the developers.

5 No Two Bedroom Houses

The proposals only contain 3 and 4 bedroom houses; they do not contain any 2 bedroom houses. The Village Plan explains that smaller houses are required in order to maintain a mixed community and a vibrant village, where younger people can establish themselves and older people are able to downsize.

Q&RPC would like to see the plans revised so that they do include 2 bedroom properties.

6 No Electric Vehicle Charging Points

The EDG states that *'for housing developments with garages and/or dedicated off-street parking, each new dwelling should be fitted with a standard (3-7kW) chargepoint.'*

Q&RPC can find no reference to charge points in the proposals. Q&RPC would like to see the proposals revised so that they do include charge points.

Other Points of Note

- (i) Q&RPC is of the opinion that access to the development should not be via a new opening onto the B1383 and supports the proposed entrance via Snowdrop Road.
- (ii) Quendon and Rickling already suffer from a poor drainage and sewerage service. It is essential that the capacity of the existing network is upgraded to accommodate the additional housing.

[084/2019]

455. PCC Donation

This will be carried forward to the next meeting.

456. Seafarers UK Flag

This will be carried forward to the next meeting.

457. Rickling Runfest 2019

SK advised that the organisers will be renting part of the football area (not the actual pitch) for parking. They will be making a donation of £100 to the parish council which will be sent to the parish clerk.

458. Village Hall Grants Scheme

Details of this scheme will be sent to Christine Osborne by the parish clerk.

459. The Cricketers Arms

It is hoped that new tenants will be in place by July.

460. County and District Councillor reports

Ray Gooding (County Councillor).

- Suggested that the parish council may wish to consider creating a sink fund to help finance future pothole repairs. He also hopes to obtain some funding from the Maintenance Fund.
- There is little chance of a change of status to the speed limit signs at the top end of the village.
- At the bottom end of the village, there is a proposal for a 40mph limit for the buffer zone between the 50mph and 30mph limits. It is very unlikely that this would be reduced to 30mph.
- Ray will be looking into options for slowing traffic through the village.

461. Date of next meeting

10th July 2019.

462. Closure of meeting

There being no further items to be discussed, the Chairman declared the meeting closed at 21.19.

QUENDON & RICKLING PARISH COUNCIL
Planning Applications

Date	Ref No	Property	PC comments	Decision	Appeal
25/01/2017	UTT/17/0185/FUL	Sundown, Cambridge Road, Ugley	Not within Quendon	Refused	Dismissed
31/01/2017	UTT/17/0232/FUL	Maces Farm		Approved	
10/03/2017	UTT/17/0704/FUL	Crestwood, Rickling Green		Approved	
10/05/2017	UTT/17/1419/LB	Bury Farm Holue, Rickling Green	No objection	Approved	
25/05/2017	UTT/17/1558/FUL	Orchard Cottage, Brixton Lane		Approved	
14/06/2017	UTT/17/1770/HMF	New Cottage, Cambridge Road, Quendon	No objection	Approved	
15/08/2017	UTT/17/2163/LB	Mill House, Cambridge Road, Quendon	No objection	Approved	
22/08/2017	UTT/17/2391/HMF	4 Red Brick Cottages, Cambridge Road, Quendon	No objection	Approved	
23/08/2017	UTT/17/2287/HMF	1 Rickling Green Road, Rickling Green	No objection	Approved	
24/07/2017	UTT/17/2083/FUL	Quendon Hall, Quendon	No objection	Approved	
19/07/2017	UTT/17/2127/FUL	Parkview & Pleasant View, Brick Kiln Lane	No objection	Refused	Dismissed
31/08/2017	UTT/17/2509/HMF	9 Coney Acre, Rickling Green		Approved	
12/07/2017	UTT/17/1958/AV	Cala Homes signage	Comments submitted	Approved	
30/10/2017	UTT/17/3055/LB	The Old Kings Head, Cambridge Road, Quendon	No objection	Approved	
25/10/2017	UTT/17/2902/HMF	Sundown, Cambridge Road, Ugley	Not within Quendon	Refused	Dismissed
18/12/2017	UTT/17/3657/AV	Ventnor Lodge, Cambridge Road, Quendon	Comments submitted	Refused	Lodged
25/01/2018	UTT/18/0189/HMF	Clover Cottage, Rickling Green Road	No objection	Approved	
11/01/2018	UTT/18/0087/FUL	Parkview & Pleasant View, Brick Kiln Lane	Comments submitted	Refused	Dismissed
02/03/2018	UTT/18/0563/OP	Rear of Quendon White House, Cambridge Road	No further comments	Refused	Lodged
01/03/2018	UTT/18/0547/LB	Kiln Cottage, Brick Kiln Lane	No objection	Approved	
22/02/2018	UTT/18/0460/FUL	Stansted Airport airfield works	Comments submitted	Awaiting decision	
	UTT/18/0312/FUL	Rickling Primary School	Comments submitted	Approved	
03/04/2018	UTT/18/0829/HMF	Birds End, Brixton Lane	No objection	Approved	
26/03/2018	UTT/18/0641/HMF	The Cottage, Woodview Drive, Rickling	No objection	Approved	
23/04/2018	UTT/18/0937/HMF	Broom Wood Cottage, Cambridge Road	No objection	Approved	
25/05/2018	UTT/18/1397/HMF	Pebbles, 4 Greys Hollow, Rickling	No objection	Approved	
27/06/2018	UTT/18/1714/FUL	Rickling Primary School	No objection	Approved	
27/06/2018	UTT/18/1478/FUL	The Old Parish Rooms, Rickling Green Road		Approved	
24/07/2018	UTT/18/0954/LB	Providence Cottage, Cambridge Road	No objection	Approved	
09/07/2018	UTT/18/1738/HMF	9 Coney Acre, Rickling Green	No comments	Approved	
13/08/2018	UTT/18/2209/HMF	Redlands, Brick Kiln Lane	Comments submitted	Approved	
14/08/2018	UTT/18/2226/HMF	South House, Rickling Green	No objection	Approved	
29/08/2018	UTT/18/2363/HMF	Wayside Cottage, Cambridge Road	No comments	Approved	
02/10/2018	UTT/18/2663/HMF	5 Newport Drive, Quendon	Comments submitted	Approved	
04/10/2018	UTT/18/2045/FUL	Quendon Hall, Newport Drive	Comments submitted	Approved	
01/11/2018	UTT/18/2681/LB	Street Farm, Cambridge Road	No objection	Approved	
01/11/2018	UTT/18/2952/HMF	South House, Rickling Green	Comments submitted	Approved	
07/11/2018	UTT/18/2936/HMF	Orchard Cottage, Brixton Lane	Comments submitted	Refused	
21/11/2018	UTT/18/3138/HMF	The Thatched Cottage, Cambridge Road	Comments submitted	Approved	
08/10/2019	UTT/19/0004/FUL	Parkview & Pleasant View, Brick Kiln Lane	Comments submitted	Refused	
20/02/2019	UTT/19/0311/LB	Barn at Mill House	Comments submitted	Awaiting decision	
20/02/2019	UTT/19/0363/FUL	Barn at Mill House	Comments submitted	Awaiting decision	
21/02/2019	UTT/19/0326/HMF	Sundown, Cambridge Road, Ugley	No comments	Refused	
06/03/2019	UTT/19/0006/HMF	2 Rickling House Cottages	Comments submitted	Awaiting decision	
06/03/2019	UTT/19/0007/FUL	2 Rickling House Cottages	Comments submitted	Awaiting decision	
21/03/2019	UTT/19/0433/HMF	Rose bush Cottage	No objection	Refused	
15/04/2019	UTT/19/0644/HMF	The Gables, Rickling Green Road	No objection	Approved	
11/04/2019	UTT/19/0700/FUL	Birds End, Brixton Lane	Comments submitted	Refused	
15/05/2019	UTT/19/1136/HMF	14 Ventnor Road, Quendon	No objection	Awaiting decision	
06/06/2019	UTT/19/1301/FUL	Land east of Folley House, Cambridge Road	Comments submitted	Awaiting decision	