

**MINUTES OF COUNCIL MEETING 5<sup>th</sup> OCTOBER 2016  
IN RUNWELL VILLAGE HALL AT 8 PM**

**IN ATTENDANCE** – Chairman Mr W.B. Lansdale; Messrs Martin; Rogers, and Sloane. Mesdames Evans; Martin; Payne and Varney.

The Chairman welcomed everyone to the October meeting.

**Minute 104 Apologies:** Cllr Clark; Mr. D De'ath

**Minute 105 Declaration of Interest** – None declared

**Minute 106 Public Participation**

- (i) BL/CE reported “fly-tipping” in Runwell Chase
- (ii) BL reported large tipper lorry seen entering Meadow Lane.
- (iii) MR reported changes at the local Re-Cycling Centres.
- (iv) MR/JS reported an accident in Brock Hill involving a push bike.
- (v) MR reported the dramatic increase in burglaries in Wickford. Very important to double lock all doors.
- (vi) SM reported the overgrown hedges along Runwell Road – see response from ECC Cllr Grundy item 7 in correspondence below.
- (vii) RH reported he had tested the ditch in Meadow Lane for pollution, the result was clear.
- (viii) RH commented that there was still infrastructure works to complete at St. Luke’s Park.
- (ix) RH commented on the increase in burglaries (v) above, stating a statistic that only 3% result in an arrest/conviction.
- (x) CC commented on St. Luke’s Park and the probability of the developers Countryside complying with the “Affordable Housing” quota. At the recent LDF Parish Consultations held at CCC it was mentioned that extra costs for clearing a development site could be offset by reducing the number of agreed affordable housing. This matter can only be reviewed further on.
- (xi) JD commented on the planning application at 27 Egbert Gardens, BL confirmed that RPC had objected to this application.
- (xii) AD queried the pedestrian access to St. Luke’s Park in response it was confirmed that Runwell Chase is the proposed access for pedestrians from Runwell Road. Runwell Sports and Social Club was discussed.

**Minute 107** The Minutes of the Council Meeting 5<sup>th</sup> September 2016 were approved and signed by the Chairman as a true record.

**Minute 108** Clerks report Appendix 1

- Clerk to write to CCC Planning to seek assurances with regard to affordable housing.
- Work party arranged to remove Hall Curtains on 23<sup>rd</sup> October 2016 10am

**Minute 109 Finance**

- (i) Payments:

Petty Cash

Petrol – Park £24.47 Window Cleaning – Hall £85.00 Line Marking Paint – Park - £19.74  
Where Does Water Go Maps - £25.50 A1 Defined Settlement Maps £8.40 Total £163.11

Prepayments

107199	PRS for Music	Annual Music Licence for Village Hall	£516.44
107200	D Evans	50% payment for Hall Curtains	£3792.50

Transfer of £4k made from Business Tracker A/c to Current A/c to cover the payments above.

### Cheques to issue

107201	Mrs J Pharez	Salary	
107202	Mrs G Smith	Caretakers Salary 4wks & Locking	
107203	Essex Pension Fund	Pension	£400.35
107204	L Vallis	Groundsman 4 weeks	£1531.40
107205	C Rogers	Hall garden maintenance	£50.00
107206	BF Ground Maintenance Ltd	Grass Cutting x2 Runwell Park – June	£264.00
107207	HMRC	Tax NI Jul, Aug, September	£1262.14
107208	Viking	Office supplies	£112.72
107209	EALC	Chairmans Course P Clark	£75.00
107210	Basildon locksmiths	Padlocks/Spare Keys - Park	£133.71
107211	Chelms City Council	!/2 Yearly Refuse Collection & Bin Hire	£882.96
107212	V Houghton	Returnable Hall Deposit	£20.00
107213	Cash	Petty Cash as above	£163.11
D/Debit	J & J Pharez	CCTV Broadband	£12.21
D/Debit	BT	Hall Phone	£60.79
		Office Phone	£96.06
D/Debit	N Power	Hall - Electricity	£297.00
D/Debit	E.on	Park – Electricity	£170.34
D/Debit	Strutt & Parker	1/4ly Allotment Rent	£79.11
		<b>Total</b>	<b>£7241.01</b>

The Council agreed a further transfer of £7000 from Business Tracker Account to Current account to cover these payments.

### **Minute 110 Correspondence**

1. Dept. for Communities and Local Govt. – Gavin Barwell MP – Neighbourhood Planning Bill.
2. EALC - Local Referendums Consultation – Clerk to complete Survey Monkey online.
3. CCC – Parking & Highways Briefing – 6<sup>th</sup> October – BL to attend.
4. Environment Agency – Response re 74 Ethelred Gardens. RPC dispute the answer. Clerk to write.
5. Essex Playing Fields Association – AGM Thurs 13<sup>th</sup> October 8pm. Apologies, no one available.
6. ECC/Ringway Jacobs – HPN for Local Flooded roads. Initially report the following areas: Runwell Road: sub areas Lynfords Drive; opposite “Omar”; Bottom Kemble Hill – Southlands Cottages and Brock Hill; Lindon Road, Downham Road. It is outside the remit of RPC to do maintenance but could arrange to put out warning signs if required. (Church End Lane could be included however the recent “Flood Alleviation Scheme” should resolve any issues)
7. ECC Cllr Grundy – Response to Runwell Road footway maintenance - Noted
8. ECC Hilary Gore – Response to update on St. Mary’s Crossing – Pressure to be maintained.

### **Minute 111 Where does The Water Go – ECC Project**

Request to purchase tablet for photographs. BL offered use of “Hudl”. Agenda item for next meeting.

### **Minute 112 Planning**

1. Applications Received:
  - (i) 16/01481/FUL – Ponders, Runwell Road – Partial demolition of bungalow. Extensions and building operations to bungalow for it to form an annexe to Ponders. Demolition of existing garage and construction of new garage, double gates, driveway and vehicular access. Comment: Due to the recent complicated planning history relating to this property it is the opinion of this council that the planning officer dealing with this application applies all relevant development/planning policies fairly and appropriately as this property is within the green belt. This is a substantial redevelopment of the bungalow/annex given permission 15/01324/CLEUD part of which is on a disputed boundary with Ponders Farm. The garage is moved to the left of the main property and a new driveway and access is created by removing part of an existing hedgerow. The impact of the new entrance needs to be assessed in relation to traffic exiting the adjacent Toby Carvery. The scale of the development must comply with all/any planning policies and be appropriate for the green belt. Application to be heard by committee as it relates to a member.

- (ii) 16/01703/FUL – Land adjacent to Willsbrook, Runwell Road – Proposed new dwelling in infill plot. Comment: Object to application. The application falls outside the defined settlement boundary; is part of the green belt; new development should not be permitted. The location of the proposal is on the outskirts of Runwell where properties are sporadic. The proposal would consolidate the frontage of properties in this area which is out of keeping with the current streetscene. The parking facilities are shared with "Willsbrook" Runwell Road. Historical evidence of an existing old property is irrelevant as this was not maintained and has not been visible for many years.
  - (iii) 16/01515/FUL – Pondlands Farm, Runwell Road – Construction of timber shelter for two horses – no objections.
  - (iv) 16/01571/FUL – 7 The Greenway – Retention of stable block and storage areas – No objections.
  - (v) 16/01623/FUL 5 Canute Close – Part two storey, part single storey rear extension. RPC voted by majority to object to this application and comment: RPC observe that this application for the extension to the property appears to have a separate front door, back door and staircase and may well be used for a separate unit of accommodation, therefore should additional parking should be provided. This property was originally Plot 3 of approval 09/00305/FUL, the positioning of this property was subject to intense scrutiny due its closeness to the garden of 129a Runwell Road and 75 Ethelred Gardens to the rear. The proposal fills in the gap originally left between the side of the property and 129a Runwell Road and the impact of the height and size of the development needs careful assessment.
2. Local Development Plan – Report  
 CE, PC & JP attended a course at CCC which outlined proposals for the LDF to 2036. Items covered a) Preferred Development Locations, b) SLAA sites – review the list of sites put forward, c) Defined settlement boundary – now two for Runwell. Old Runwell and one for St. Luke's. The whole St. Luke's site was within the boundary not just the current area being developed. Letter to be sent to obtain a better definition; also it was noted that Meadow Lane was within the new defined settlement boundary as this is sporadic development and a traveller site we requested this be removed.
3. St. Luke's Park – Some properties are now occupied; nothing further done to infrastructure; trees in need of replacing when ground conditions improve. Agenda item for next meeting

### **Minute 113 Allotments – Annual Rent Review**

It was agreed to increase the Allotment rents to £20 with effect from 2017.

### **Minute 114 Reports**

**Hall** – SV had no report. Curtains scheduled for October half term.

**Park** – No report see meeting arrangements below.

**CCC** – No report

**Tree Wardens** – See St. Luke's Park Minute 112 (3)

**Footpath PRoW's** – No report

**Runwell Roundabout** – Articles needed by the end of the month.

**Allotments** – LP reported problems with Mr. K Doyle in Brookside Cottages. The entrance created has now been blocked off, his builder was extremely unpleasant to several of the ploholders. The tree trunk placed as a temporary measure by the farmer (on the instructions of Strutt & Parker) had been cut up and deliberately placed to block the entrance. The obstruction was subsequently cleared by the Clerk and one of the ploholders. Strutt & Parker were informed of Mr. Doyle's actions.

### **Minute 115 Notices of Motions and Future Business**

Park Committee meeting Monday 17<sup>th</sup> October 7pm, Hall Committee Meeting Monday 17<sup>th</sup> October 8pm,

Standing Committee Meeting Monday 17<sup>th</sup> October 9pm.

Allotments AGM 24<sup>th</sup> October 8pm.

### **Minute 103 Agenda items for next meeting – Where does the Water Go; St. Luke's Park**

Meeting closed at 9.50pm