

Minutes of Langham Parish Council (PC) Meeting held on
Wednesday 2nd March 2022 7:30pm

Present: Cllr Bottwood, Cllr Brockman, Cllr Emms, Cllr Mansel-Thomas, Cllr Armstrong
Cllr Palmer.

Attendee: Carol Harbach 0 members of the public present.

21/367 Welcome and apologies for absence

Cllr Bottwood welcomed everyone to the meeting.
Apologies from Cllr Brockman.

21/368 Declaration of Members interests

Any declaration of interest will be brought up and declared as they arise on the agenda.

21/369 Agreement of Minutes of last meeting 2nd February 2022.

A question was raised regarding the planning application number for the new pipeline from Anglian Water. Otherwise, these were agreed as a true and accurate copy. The Clerk will check the number, inform the council and change the number on the minutes.

Proposed Cllr Armstrong seconded Cllr Emms
All agreed.

21/370 Matters arising from the last meeting

Village sign- is now installed.

Cllr Chapman not present so was not available to comment on his previous comment regarding moratorium on additional building until the Water Recycling Centre (WRC) capacity issues were resolved. Ongoing.

Notes of meeting with AW – these are now on the website. Discharged.

Cllr Chapman to email the Water Act to LPC – ongoing.

Actions from AW/Sir Bernard Jenkin meeting – covered under item 21/376.

Other items raised are already on the agenda.

21/371 Public Open Forum (Maximum 15 minutes)

No members of public.

21/372 Visitors Reports (CBC and County Councillors)

No visitors present.

21/373 Finance

373.1 Matters arising from the Finance Committee on 2nd February and 2nd March 2022

These meetings were not quorate so the meetings did not take place and key agenda items were covered at the main parish council meeting.

373.2 To approve payments in accordance with the 2021/22 Budget for February 2022

Due to no finance meeting the invoices for agreement were discussed with all the Councillor's.

<u>Income</u>	
Reimbursement from Troggy	£900.00
Car Park Hire for Craft Fair	30.00

	£900.30

<u>Expenditure</u>	
Clerk Salary	£810.00
HMRC	6.21
Contactoer invoice	126.00
James Todd & Co – payroll	24.00
EALC course fee for Clerk (1)	84.00
EALC course fee for Clerk (2)	84.00
Adler Business Systems – Stationery	31.49
Langham Community Centre Inv 4987	105.00
Langham Community Centre Inv 4965	109.00
Langham Community Centre Inv 4846 & 4848	77.00
Langham Community Centre Inv 4746	9.00
C. Harbach reimbursement for SLCC course	410.00
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	Total £1,875.60
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Proposed Cllr Palmer seconded Mansel-Thomas All agreed.
 Payments will be made via BACS by Cllr Bottwood and Cllr Mansel-Thomas.

Balance in accounts = £86,393.26
 Income to date 25,673.49
 Expenditure to date 29,025.36

21/374 Planning/Housing

374.1 Planning Applications

- 220208 - Land at Park Farm South-West of, Langham Barns Business Centre, Langham Lane, Langham. Colchester CO4 5ZS. Application for approval of reserved matters following outline approval 211030. Consultation expiry date 28/2/22.
220208 comment sent as the consultation expiry date was 28/2/22. LPC is of the opinion that the scale of the proposed dwelling is out of keeping with the intention of the earlier application 211030, to provide a dwelling for a site manager. Detailed drawings and specifications were not submitted with the earlier application which constituted an agreement in principle based on a simple map layout. Had the scale of the proposed building been revealed at the time of that earlier application, LPC would have raised an objection at the time. We further point out that the site is outside the village envelope and is an incursion into the countryside, as such, the scale should be strictly limited and in keeping with accommodation for a site manager, rather than superior accommodation for a large family. LPC therefore objects to this application regarding reserved matters.
 220209 is running alongside the 220208 but was not sent to the PC by CBC but was picked up by the planning committee.

220209 Objection was sent to CBC

LPC objects to this application on a number of grounds. There would be a loss of hedgerow in this area, which would be detrimental to wildlife and to local amenity. Langham Lane is a road subject to a national speed limit of 60mph. An access point introducing farm traffic onto this road is likely to create a danger to traffic travelling on Langham Lane. Given the access already in place from Park Lane, we see no need or function for this new access, other than to create the conditions for future increased traffic due to enlarged agricultural operations. Also, we are fully aware that each application has to be considered in its own right but we have a concern that the new estate style linked access could naturally attract new expansion in this area resulting in further applications for residential or commercial property on the site.

It is inconceivable that no traffic analysis or traffic plan has been submitted as part of this application and we cannot understand that Highways have provided a "no comment" response.

There is no evidence currently submitted with this application on the current or past use for vehicular access. This new access is, we contend, not required in connection with development permitted as there is a long established and adequate existing access from Park Lane and there is no additional development requested for the site currently.

We would further point out that, contrary to the farm access route map provided by the applicant, Old House Lane is not currently used as an access road to the site. We are concerned that this road may be intended for such use by the applicant in the future, a use for which it is entirely unsuited.

220258 - Floral Dene, Park Lane, Langham Essex CO4 5NN. Change of use from agricultural use to use as a garden incidental to the use of a dwelling.

Consultation expiry date 3/3/22.

Cllr Bottwood to submit comments as they were due the following day.

The council have concerns about the expansion of the garden is not in village envelope. If the Local Planning Authority have a mind to approve this then LPC would like a condition placed on this that no fixed dwelling would be allowed on the site in future.

220281 - Wenlocks, Grove Hill, Langham Colchester CO4 5PJ.

Removal/Variation of a Condition (8 Week Determination).

Changes to materials and finishes. No comment.

220328 – The Laurels, High Street, Langham Colchester Essex CO4 5NT
Proposed single Storey side extension.

Consultation expiry date 10/3/22.

This was discussed by the planning committee and there were concerns that the extension would result in the complete width of the site being taken up.

Access for Emergency vehicles could be a problem as the property would then be near the boundary which was next to an access road. Chris Graves is going to look at the response and circulate to the planning committee.

- Tendring Application 20/000594/FUL, Surya Foods- This is covered under item 21/377. A mail drop around the village has been undertaken by Tendring in some areas. The concerns were there will be a lot of additional traffic from site workers' vehicles as well as HGVs and other vehicles collecting and delivering loads. The original consultation date has passed but the application has been called in to the Tendring planning group so further comments can be made up to the date of this meeting. The date for this meeting is thought to be the 13th March. An objection will be sent by the PC.

The comments for 220258,0220281, 20/000594/FUL (Tendring) were agreed. Proposed Cllr Palmer seconded Cllr Mansel-Thomas.

21/375

Vistry Homes Planning Application 191830

- Revised decision date on discharge of Condition 21 – 4th March 2022. The developer had been told they can build up to 23 homes. Nothing on the website at moment just the extension date to 4th March. The committee will monitor this and any alterations will come back to the committee to be updated.

21/376

Meeting with Anglian Water & Sir Bernard Jenkin – follow up actions

Notes of the meeting have been posted on the website after they had been forwarded to Sir Bernard Jenkin's office and agreed by Anglian Water (AW). A message came back from the Environment Agency (EA) that they could not attend the meeting at the time but were happy to look at any follow up actions from the meeting. The PC has sent an email to the EA questioning the flow rates and permit non-compliance issues. If nothing comes back from the EA by the 4th March, this will be followed up by the PC who will likely send the contents of the email to AW, Local Planning Authority and Sir Bernard Jenkin's office. Action Cllr Bottwood.

WRC "Sludge" Removal –

It was now agreed that there would only be daytime collections of "sludge" from the WRC, no night time collections would be made by AW.

21/377

Ardleigh Interchange update

The PC has received an invitation from Ardleigh PC to join a Group with Ardleigh and Dedham PCs plus the District/Borough and County Councils. This working group will look at all developments in the Ardleigh Interchange area that affect residents in the area and the impact these developments can have on the surrounding villages.

21/378

Queens Jubilee Celebrations – update

- Jubilee Budget sign off for 21/22 financial year

Cllr Armstrong had sent an email earlier tonight regarding the budget and the apportion amount suggested was for £208 for the deposit of the fair rides, £50 for a good will donation to Brewers and full payment of £400 for a music act for night totaling £658. This was discussed and it was thought to give the band 25% as a suggested £100 deposit and not pay the full amount until after the event. Also, the deposit for the rides has now been processed.

The donation of a £50 card will be given to Brewers after the event.

Action Cllr Armstrong to check with Jubilee committee and come back to the council.

The committee has a new member who is a resident who has been part of other village events and is taking on some roles for the weekend. Cllr Brockman will be bringing information back re the fly-past. Saturday events are still under discussion and have yet to be finalised. A theme for 1940's war type event for the day was discussed. A Tree for the event was discussed and this will be taken to the Recreation Ground Committee. There was also some discussion on a classic car display which is being considered.

21/379

Progress and actions on Children's Play area upgrade

- Enovert Company Trust Grant and

There are now new Terms of Reference for the Play Area working group. A Play Area working group have been formed and is moving this project forward. The feedback from the village survey and comments from the open morning meeting have been taken in to consideration and the group has now produced revised plans.

Contractors have been issued revised plans and will be chased at the end of the week. There are parts of the original equipment being left as well as new equipment being purchased. Cllr Palmer will chase quotes and bring back to the results to the council. Action Cllr Palmer.

There will be no construction on the play area during the Jubilee events and construction is likely now to be the autumn. Proposed Cllr Emms and seconded Cllr Palmer. All agreed.

The Enovert Company Trust Grant is a possible way of obtaining additional funding for this project and there is a cut off date on 19th March for grant applications. Cllr Armstrong agreed to complete the grant application form. Action Cllr Armstrong.

Cllr Emms also agreed to contact Push Energy to see if they would provide a grant for this project. Action Cllr Emms.

Some of the contractors that have visited the site also had information regarding grants for the play area and this will be followed up by the working group.

All grants will need to be considered by the Finance Committee before sign off by the main council. Interim meetings may be required to meet the grant deadlines. Action Finance Committee.

Clerk to look into the grant sent over from Cllr Barber.

21/380

Traffic Survey update & actions

The results of the Traffic Survey including an action plan has now been posted on the website. Key requirements that were identified by voting in the Survey were:

- Village Gateways
- A portable VAS/SID sign
- Speed reductions below the National speed limit on Langham Lane, Birchwood Road and Dedham Road

Village Gateways will be addressed via the Colchester Local Highway Panel Projects for 2022/23. Discussions on this have taken place with Cllr Barber who has agreed to support installations at Langham Lane and Birchwood Road.

Portable sign or VAS signs - Cllr Barber offered to part fund this from his locality budget but it is understood that if funding is provided by ECC either through the Local Highway's panel or the locality budget then ATC assessments would need to indicate there is a speeding problem. The use of average speed limits would likely reduce the value of the results of the ATC as proved by the Langham Lane assessment. Also, there is a risk that the LHP project would not get signed off. Therefore, the solution would seem to be self-funding and requesting other parishes to share the costs of the sign. The PC have asked Boxted but they were not interested and the PC have now asked Ardleigh and Gt Horkesley. With regard to Ardleigh it will need to be checked to see if there is a potential problem with this being in a different Borough/District although they both come under Essex

The maintenance of the current VAS sign in Park Lane needs to be looked at as the display is intermittent at moment. Cllr Bottwood will ask Cllr Barber to have a look at it for us. Action Cllr Bottwood.

The PC will have to inspect and decide on sites required for the VAS/SID sign with regard to the license requirements. Cllr Bottwood and Cllr Armstrong will go along to find sites that are suitable for the installation. This will be brought back to the council. Action Clerk to follow up with Ardleigh and Gt Horkesley.

Action Cllr Bottwood/Cllr Armstrong the check sites

The PC will still continue to try and get Langham Lane and Birchwood Road down to 40mph by way of the "rat run" discussions that are going on with Cllr Barber and Dedham PC.

21/381

S106 update

The decision regarding the S106 contract variation now seems to have been passed to Chris Harden who is a planning officer. There still seems to be an issue with the legal costs encountered for a contract variation.

The PC have told CBC that they are happy to talk directly to Vistry Homes about this variation if CBC think it is appropriate. It has also been stated that LPC do not want to vary the total payments just the projects on the lists. The PC are waiting to hear back from Chris Harden. Ongoing.

21/382

Website Review

Cllr Armstrong has shared a paper supporting the case for changing the website hosting arrangements and having a contract directly with a new service provider. This would replace the existing arrangement with TLMT who currently back off the server support to other organisations such as Xenace. Cllr Armstrong had sent some questions in the paper he issued which had been sent to all Councillors.

It was agreed that Cllr Armstrong would recommend hosting companies with input from Cllr Mansell-Thomas. This may require a statement of requirements from the PC. It was suggested that the PC should look for a larger more reputable company that have the appropriate backup and support services in place. Broad brush costs discussed did not seem to be a problem. Cllr Armstrong stated that the existing Wordpress software platform could be moved as a straight lift and shift and this had already been agreed by the TLMT at a previous meeting.

Recommendations can be voted upon at the next PC meeting

Action Cllr Armstrong/Cllr Mansell-Thomas.

21/383

Agreement to Financial Regulations for one-off events

This has been issued to all councillors previously and was agreed for the wording to be added to the Finance Regulations. Proposed Cllr Armstrong and seconded Cllr Emms All agreed. Clerk will update Finance Regulations and then circulate to councillors. Action Clerk.

21/384

Update to Recreation Ground Terms of Reference (ToR) to include new wording for voting rights

This had been circulated previously to all of the councillors. It was agreed to remove one sentence. Proposed Cllr Palmer seconded Cllr Armstrong.

21/385

Councillor's Reports

No decisions are made or action points allocated in this section.

Cllr Palmer - gave each councillor a handout to give an update regarding the bonfire night. Cllr Palmer has now found a firework company who are able to do the 5th November which means the event is now on the Saturday.

The intention for the event is that due to insurance cover limits to keep cash flow to a minimum. Contactless card readers can be purchased for £40 or less and it was felt that these should be purchased to minimise the use of cash.

However, it was felt that this approach would not suit everybody so realistically there will still be some use of cash on the night. The card readers can be re-used in the future. New banners will be made and sponsors will be sought for this. A TENS licence will be applied for so it will be possible to sell alcohol and maybe provide a Prosecco tent.

The firework display will last approx. 15-20 minutes and the event will be used as a fund raiser for the council to cover some of the costs of new planned projects.

A layout plan is being considered that will be similar to the previous events. Different attractions are also being looked at. Various ways of raising funds are being discussed by the group. A deposit for the fireworks will be needed for the event this will be advised when known. The Clerk has checked with Customs & Excise and the VAT for the fireworks payment cannot be reclaimed.

Cllr Armstrong has been looking at the footpaths. He has installed some wooden planks to aid pedestrian passage through a boggy section of bridleway number 20 off Grove Hill. Footpath 47 has been walked and ends at the A12 flyover and a builders' yard. Cllr Armstrong will check this out and see if permission to have this moved has been requested.

Cllr Mansel-Thomas - no report.

Cllr Emms – reported that Mike Rich had raised issues of dog fouling and litter on the Recreation Ground. He will speak to Mike to establish the severity of this problem.

Cllr Bottwood – nothing else to report.

21/386 Clerk's Report and Correspondence

The Clerk had received an email from The Oaks regarding the overhanging trees. The Oaks had a tree surgeon on site 14th Feb. 2022 who cut back the overhanging branches.

An email had been received back from Notting Hill Genesis regarding White House Close– they confirmed that number 6 is still occupied but due to covid the occupants had not occupied the property continually. The tenant is awaiting works to be carried out in the property in order to make the property suitable for one of the occupants who has particular needs. This is being followed up by Notting Hill Genesis

Earlier in the week the Clerk received an email from Craig Mitchell who is organising a fun run in the village on the 20th March 2022 for the hire of the car park.

On 2nd March the Clerk received an application form for the “Best kept playing fields” competition for the forthcoming year which will be passed on to the Recreation Ground Committee.

The Clerk has been chasing Essex County Council (ECC) for the payment for the grass cutting as this has not been received to date. ECC have moved to an electronic system now and had not informed us but this has now been rectified and the PC should receive the payment soon.

21/387 Councillor Vacancies Update

Three residents have expressed interest. Dates are being asked for from these people to arrange discussion dates. Cllr Bottwood with Cllr Emms and Cllr Armstrong will be the discussion panel.

Dates are to be confirmed by councillors and then arranged with candidates. Annette Thorpe may be interested in coming back to the Council.

21/388 Annual Parish Meeting

Date for the Annual Parish Meeting (Annual Assembly) for residents is to be between 1st March to 1st June. The Annual Parish Council meeting is held in May and dates will be decided at the next meeting,

21/389 Training/Events

Nominations for new events

Clerk is still completing CilCa training.

As new councillors may join the council the Clerk was asked to contact EALC to see if they still run courses at Parish Council Premises which go through basics of councillor training. Action - Clerk to check with EALC to see if these still take place and report back to the council.

21/390 Items for the next agenda

See above.

Any other items to be given to Clerk

21/391 To confirm date and time of next meeting

Date of next meeting: Wednesday 6th April 2021 7:30pm

Meeting was closed at 10:00pm

Signed

Clr Bottwood

Date