

BOXTED PARISH COUNCIL

To: Members of Boxted Parish Council

You are hereby summoned to attend the Meeting of Boxted Parish Council to be held on Wednesday 13 January 2021 at 7:30pm for the purpose of transacting the business as set out in the Agenda

This meeting is being held via Zoom technology only <https://us02web.zoom.us/j/89457896551>

Members of the public & press are invited to be present

Karen Thompson – Clerk

Dated 8/1/2021



21/001 Welcome

21/002 Apologies and reasons for absence

21/002.1 To record the apologies submitted.

21/002.2 To consider accepting apologies from the Councillors unable to attend zoom meetings.

NB. The Local Government Act 1972 states that when a Council Member fails to attend any meeting for six consecutive months from the date of his last attendance, he/she ceases to be a member of the authority, unless the Council accepts a reason for the failure to attend.

21/003 To select and co-opt to the vacant councillor position (see attached)

Two applications have submitted for the vacant councillor position (see attached).

21/004 Declaration of Interests - to receive any interests relating to items on the agenda.

21/005 Public participation session (There will be 15 minutes available for this item, if required)

21/006 Minutes of the last meetings of the Council held on 11 November 2020.

Councillors are asked to agree the draft minutes of the last meeting as a true and accurate account of the proceedings of the meeting and to resolve that the Chairman can sign the minutes remotely (see attachment).

21/007 Clerk's Report

21/007.1 To receive the report of resolutions agreed at Parish Council meetings and note progress to date on the following (full report - see attachment).

21/007.2 To note the tasks completed by Grounds Person (see attached).

21/008 Borough and County Council

To receive the reports of the District Councillor and the County Councillor.

21/009 Boxted Bridge

To receive a verbal report on the progress with Essex Highways on preserving the heritage asset, Boxted Bridge.

21/0010 Parish Council Finance

21/010.1 To note the receipt of Covid grants for the Recreation Ground and Hub Building of:

- £1334 and £667 (total £2001) on 4th Dec 2020
- £667 on 5th Jan 21

21/010.2 To receive the Parish Council Financial Report as at the 31st December 2020 (see attachments including bank statements).

21/010.3 To consider donating £150 to the Dedham Vale AONB Charity.

21/0011 Budget and Precept

To agree the Parish Council Budget for 21/22 and agree the Precept request (see attached).

21/0012 Rural Exception Site (RES) – Next Steps

To note that Brooks Leney have indicated a potential RES site in Boxted. The Council are also aware of the Rural Housing Partnership site owned by Wormell Farms. (see attached map).

21/0013 Planning Applications

20/161.1 To consider commenting on the following applications and noting the decisions made:

202849	21/12/2020	Runkins Corner, Langham Lane, Boxted Colchester CO4 5HZ	Demolition of existing buildings and erection of two commercial units for micro and small-sized enterprises
202378	08/12/2020	Holly Tree Cottage, Church Street, Boxted CO4 5SX	T1 - Eucalyptus Tree - Reduce to ground level
Too late to comment but not yet decided			
202693	02/12/2020	Haveli, Langham Road, Boxted Colchester CO4 5HT	Alterations and extensions to an existing detached residential dwelling. Proposed single-storey car barn and alternations to the existing vehicular entrance and improved forecourt landscaping.
202624	24/11/2020	27 Straight Road, Boxted Colchester CO4 5HN	Creation of new access.
202569	20/11/2020	Boxted Methodist Church, Chapel Road, Boxted Colchester CO4 5RP	Change of use from Church Hall to office use, including a single storey extension and internal alterations
202508	16/11/2020	The Cottage, Chapel Road, Boxted Colchester CO4 5RS	Single storey extension to the South elevation.
202497	09/11/2020	Orchard Barn, 29a Straight Road, Boxted Colchester CO4 5HN	Rear single storey extension
202264	12/10/2020	Land adjacent, Carters Hill, Boxted Colchester	Application for approval of details reserved by condition 3 of 201175 (Disposal of manure).

To note the following decisions that were approved:

Decisions

202578	20/11/2020	Homedale Farm, Dedham Road, Boxted Colchester CO4 5SL	Application to discharge condition 5 of approved application 192146
202501	09/11/2020	Langham Water Treatment Works, Skye Hall Hill, Boxted Colchester CO4 5TD	Application for a Lawful Development Certificate for the proposed erection of security fencing and gates at Langham Water Treatment Works
202419	29/10/2020	Priory House, Old House Lane, Boxted Colchester CO4 5RB	Repairs following fire damage to Grade II listed barn/cartlodge, plus re-build of brick lean-to and yard boundary fencing (both not listed) match replacement of external weatherboarding to match
202328	19/10/2020	45 Straight Road, Boxted Colchester CO4 5HW	Retrospective planning application to retain already installed 2.4m high steel mesh fencing on northeast boundary with number 46 Straight Road
202216	14/10/2020	Penicuik, Straight Road, Boxted Colchester CO4 5QN	Proposed part side and rear extension
202325	19/10/2020	46 Straight Road, Boxted Colchester CO4 5HW	Application to discharge condition 7 of planning permission 192000
202162	01/10/2020	Gulsons, Church Street, Boxted Colchester CO4 5SX	Application to discharge condition 4 and 5 of planning permission 200297
202215	30/09/2020	21 Straight Road, Boxted Colchester CO4 5HJ	First floor additions to dwelling over/on existing single storey building elements.
202079	30/09/2020	Homedale Farm, Dedham Road, Boxted CO4 5SL	Design changes to elevations of approved scheme ref 192146
202027	10/09/2020	Runkins Farm, Langham Lane, Boxted	As application to determine if prior

Prior Approval Required		Colchester CO4 5HZ	approval is required for a proposed change of use of Agricultural Building to Dwelling house (Class C3) and for building operations reasonably necessary for the conversion.
201924	15/09/2020	Ash Cottage, Workhouse Hill, Boxted Colchester CO4 5TT	Proposed garage conversion to additional living space with roof above.
202540	13/11/2020	Cedar Quay, Straight Road, Boxted Colchester CO4 5QX	Proposed two storey side extension and single storey rear extension.

To note the following decision(s) were refused:

202334	20/10/2020	Skye Hall Cottage, Skye Hall Hill, Boxted CO4 5TF	Single storey extension to existing annexe
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Appeals None

21/0014 Village Green

To note that solicitors are dealing with the transfer of the Village Green land from Lyntons to the Parish Council but have been asked to resolve the proposed covenants that would prevent vehicles, music, combustible items, advertising and gatherings.

To note that we have also asked that the contract exchange still requires the landscaping plan (part of the planning consent) to be met by Lyntons.

21/0015 King George Playing Field

21/015.1 To note that the current national lockdown permits play areas to remain open but outdoor gym areas must be closed. It is suggested that the skate park equipment would be categorised as play rather than fitness and may remain open.

21/0016 Community Hub & Sports and Social Club

21/016.1 To consider suspending the hiring and lease fees during COVID lockdowns requiring sport to be suspended and the Hub to operate as take-away only.

21/016.2 To consider if the Hub employee should be furloughed whilst football is not permitted.

21/016.3 To consider and note the cost of operating the Hub in terms of fixed costs and variable costs (see attached).

21/0017 Village Hall Lease with Parish Council

To note that the Village Hall Lease between the Parish Council and Diocese has highlighted that the boundary of the Village Hall and Recreation Ground land needs to be confirmed as it will have implications for Recreation Ground development.

21/0018 S106 Committee

21/018.1 To receive the minutes of the S106 Committee meeting 2nd December 2020.

21/018.2 To approve the membership of the S106 Committee (see attached).

21/018.3 To approve the purchase and installation of outdoor gym equipment recognising the cost contribution of £4,000 grant from the Essex County Council Communities Initiatives Fund. (See attached cost and installation plan)

21/018.4 To approve a submission of a planning application for an all-weather cricket wicket (adjacent to the current wicket square).

To also consider contributing 50% (approx. £5000) of S106 or Parish Council funds to the installation the artificial wicket. The full installation cost is in the region of £10,000 (see attached).

21/018.5 To approve seeking pre-planning advice (with associated small cost) with respect to overflow car parking surfacing.

21/0019 Highways

To note the additional verge cut at Betty Potters Dip and the hedge along Straight Road (near Boxted Cross). The total cost was £226 of which a £50 donation was received by the resident seeking the hedge cut.

21/0020 Items for the next meeting agenda

To note or propose items for the next agenda including:

- Review of Asset Register
- Review of Risk Management Policy and Risk Register.

21/0021 Meeting Closure & Date of Next Meeting

The next meeting is proposed as 10th February 2021 at 730pm via zoom.