

# CHAPPEL PARISH COUNCIL

## MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON THURSDAY 21<sup>ST</sup> MARCH 2024 AT CHAPPEL & WAKES COLNE VILLAGE HALL, AT 7.30 P.M.

\*\*\*\*\*

In the Chair: Cllr. S. Chamley  
 Present: Cllrs. A. Cox, P. Dent, N. Ingram & P. Neubauer  
 Clerk: Mrs. H. Cook  
 Also Present Five members of the public and Cllr Sunnucks

\*\*\*\*\*

### \*Error noted in agenda numbering – 24/065 – 24/164 missed out

|        |  |
|--------|--|
| 24/165 | <p><b><u>WELCOME AND APOLOGIES FOR ABSENCE</u></b></p> <p>The Chairman opened the meeting at 7.30pm. Condolences were given by the Parish Council due to the sad news of Ex-Chairman &amp; Councillor, Tom Croziers' death.</p>  |
| 24/166 | <p><b><u>DECLARATION OF INTERESTS</u></b></p> <p>Cllrs Neubauer &amp; Ingram declared an interest in item 24/171 due to being members of the Millennium Green Committee, they declared that they would not vote on this item.</p> <p>Cllr Chamley had spoken to the Monitoring Officer and while no declaration was advised on item 24/170, in the view of transparency it was noted that Mr Forest is known by all Parish Councillors due to his attendance at most Parish Council meetings.</p>  |
| 24/167 | <p><b><u>PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA AND OTHER MATTERS THAT ARE OF MUTUAL INTEREST</u></b></p> <p>Several residents raised their interest in attendance of the meeting was to hear more information about 24/170 including access into the proposed new development.</p>  |
| 24/168 | <p><b><u>WARD &amp; COUNTY COUNCILLORS TO ADDRESS THE MEMBERS IF PRESENT</u></b></p> <p><b><i>WARD COUNCILLOR WILLIAM SUNNUCKS / COUNTY COUNCILLOR LEWIS BARBER</i></b></p> <p>Cllr Sunnucks raised the following:</p> <ul style="list-style-type: none"> <li>❖ Two years as a City Councillor, major commitment.</li> <li>❖ Heavily involved in the matter of Finances within Colchester City Council.</li> <li>❖ Colchester City Council tax increased to the highest level allowed.</li> <li>❖ Here to listen about the development south of Swan Grove and to gauge public feedback.</li> </ul>  |
| 24/169 | <p><b><u>PLANNING APPLICATIONS:</u></b></p> <p>1) <b>PLANNING APPLICATION: 240535. WORKS TO TREES IN CONSERVATION AREA. BRIDGEWICK HALL, THE STREET, CHAPPEL, CO6 2DD. HOLLY HEDGE FRONT OF PROPERTY. TRIM AND TOP BOTH SIDES BY NO MORE THAN 0.5 METERS.</b></p> <p>24033</p> <p><b>RESOLVED that Chappel Parish Council have no comment on application 240535.</b></p>   |
| 24/170 | <p><b><u>UPDATE FROM LANDOWNER REGARDING SITE EAST OF CHAPPEL HILL, SOUTH OF SWAN GROVE</u></b></p> <p>1) To discuss receiving an update from the Landowner regarding, as per the current local plan, the proposal for housing on the site East of Chappel Hill, South of Swan Grove. (No application has been submitted to Colchester City Council at this stage).</p> <p>The update in the form of a document sent to the Parish Council from the landowner regarding, as per the local plan, the proposal for housing on the site East of Chappel Hill, South of Swan Grove was discussed.</p> <p>Cllr Neubauer gave a brief history of the site and the process of it being included in the current local plan. He</p> |

Chairman's Signature

Approved Minutes – Extraordinary Council March 21<sup>st</sup> 2024

|                                   |   |
|-----------------------------------|---|
|                                   | <p>confirmed that the Parish Council supported the proposed site of 30 dwellings which would include 9 affordable housing when it was put forward for inclusion of the local plan 2017-2033.</p> <p>The document sent to the Parish Council from the landowner states that he wishes to work with the Parish Council and the local community to help to mitigate concerns.</p> <p>2) To discuss the request from the Landowner for confirmation from the Parish Council that it supports the Landowner's approach/methodology to the development.</p> <p>Access to and from the proposed site was discussed raising the following points:</p> <ul style="list-style-type: none"> <li>❖ Current speed of Chappel Hill.</li> <li>❖ Access for vehicles especially, emergency vehicles, to Swan Grove due to the amount of on street parking.</li> <li>❖ Visibility on Chappel Hill.</li> <li>❖ Difficulty of accessing Chappel Hill for current properties.</li> <li>❖ Comments from Highways noted.</li> </ul> <p>24034 <b>RESOLVED that the Parish Council supports in principle a vehicle access onto Chappel Hill. The Parish Council has concerns of using an access point only through Swan Grove, especially for emergency vehicles due to the parking situation. It would also ask that the landowner to consider neighbouring properties access onto Chappel Hill.</b></p> <p>24035 <b>RESOLVED that the Parish Council supports the reduction of speed on Chappel Hill as this is currently a 60mph stretch of road.</b></p> <p>Cllr Chamley confirmed that when a full planning application is received the Parish Council are a consultee only. The final decision in these matters would be up to Essex Highways and the Planning Team at Colchester City Council.</p> <p>Affordable Housing was discussed, the following points were raised:</p> <ul style="list-style-type: none"> <li>❖ Build to rent, protected by S106 agreement – more say for the community.</li> <li>❖ In 2015 the Parish Council wanted to see smaller housing units for starter homes and homes to retire to, so that residents could remain in the village.</li> </ul> <p>24036 <b>RESOLVED that the Parish Council agree in principle to the idea of build to rent proposed by the landowner as a scheme to consider regarding the affordable housing requirement, so that through a Section 106 agreement the community benefit is in perpetuity.</b></p> <p>24037 3) To discuss whether to hold a Public Meeting facilitated by the Parish Council if requested by the Landowner/Developer in the future, so that residents can feedback on any proposals put forward.</p> <p><b>RESOLVED that the Parish Council would be happy to facilitate a public meeting in the future so that the landowner/agent could present to residents a proposed planning application so that the community can provide feedback and mitigations can be considered.</b></p> <p>The landowner confirmed that he would be speaking to Colchester City Council regarding pre-application and would expect further details to be available in the Summer.</p> |
| <p><b>24/171</b></p> <p>24038</p> | <p><u><b>TRACK</b></u></p> <p><b>RESOLVED that the track be repaired at a cost of £940 + VAT.</b> Cllr Neubauer and Ingram did not vote.</p> <p>Cllr Ingram explained the current financial situation with the Millennium Green and hoped that in future years they may be able to contribute to the track maintenance again.</p>   |
| <p><b>24/072</b></p>              | <p><u><b>VEHICLE ACTIVATED SIGN</b></u></p> <p>The Clerk gave Cllrs an update on the project. It was now unlikely that installation would take place in March. The Clerk confirmed that she had sent an email to both Essex County Council and Swarco to see if paying £1,500 upfront was possible so that the grant fund could be released in time. The Clerk would keep Cllrs</p>   |

|  |  |
|--|--|
|  | updated.   |
|  | <p>Cllr Chamley confirmed that a free portrait of King Charles had been ordered.</p> <p>Thanks was given to David, Shirley &amp; Vicky for pruning the fruit trees on the Parish Field.</p> <p>Cllr Chamley thanked everyone for attending and closed the meeting at 8.23pm.</p> <p>The next meeting is due to be held on the Monday 15<sup>th</sup> April 2024 at 7.30pm in the Village Hall.</p> <p>Signed:.....</p> <p>Chairman of the Parish Council<span style="float: right;">Date: 15<sup>th</sup> April 2024.</span></p> |

MRS HELEN COOK  
CLERK TO CHAPPEL PARISH COUNCIL  
E-MAIL: [parishclerk@chappel.org](mailto:parishclerk@chappel.org)  
TELEPHONE: 01206 589095