

# CHAPPEL PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 11<sup>TH</sup> NOVEMBER 2024 AT CHAPPEL & WAKES COLNE VILLAGE HALL, AT 7.30 P.M.

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

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24/318	<p><b><u>WELCOME AND APOLOGIES FOR ABSENCE</u></b></p> <p>The Chairman opened the meeting at 7.30pm. Cllr Neubauer sent apologies due to family commitments. Cllrs Barber &amp; Sunnucks sent their apologies due to attending another meeting.</p>
24/319	<p><b><u>DECLARATION OF INTERESTS</u></b></p> <p>Cllr Chamley declared a non-pecuniary interest on planning application 242081 due to being neighbour.</p>
24/320	<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>A resident spoke about Wakes Colne's Parish Council Award scheme being open for nominations to acknowledge the important role of local parishioners who, over time, have acted in the best interests of the Village by their good deeds, energy and enthusiasm. This can either be awarded to a group or individual person.</p>
24/321	<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 Barber had sent an update on Wash Corner confirming that road repairs would take place in January.</p>
24/322	<p><b><u>CONFIRMATION OF MINUTES</u></b></p> <p>24136 <b>RESOLVED that the minutes from Monday 9<sup>th</sup> October 2024 were a true record of the meeting.</b> Cllr Dent abstained due to not being present at the meeting. The Chairman signed the minutes.</p>
24/323	<p><b><u>PLANNING APPLICATIONS:</u></b></p> <p>1) <b>PLANNING APPLICATION: 242053. LAND NORTH OF OAK FARM, OAK ROAD, CHAPPEL. PROPOSED EARTH WORKS.</b></p> <p>24137 <b>RESOLVED that the following comments be sent to Colchester City Council:</b></p> <p><b>Chappel Parish Council resolved to object to planning application 242053, Land North of Oak Farm, Oak Road, Chappel at its November meeting. This is predominately due to the lack of information provided in the application submitted.</b></p> <p><b>Chappel Parish Council would ask how this application was validated by Colchester City Council with no reports on Visual Statement, Ecology Survey and Biodiversity Net Gain?</b></p> <p><b>Chappel Parish Council would also like to question the already approved application 240679 and due to the earthworks that have already taken place (hence making it a retrospective application) we would ask that the Planning Officer is clear on where the building would be sited. If the location due to the earthworks has moved, does a new application need to be submitted?</b></p> <p>2) <b>PLANNING APPLICATION: 242081. BROOM HOUSE FARM, COLCHESTER ROAD, CHAPPEL, COLCHESTER, CO6 2AF.</b></p>

Chairman's Signature

Approved Minutes – Full Council November 11<sup>th</sup> 2024

24138	<p style="text-align: center;"><b>DEMOLITION OF MODERN STRUCTURES AND CONVERSION OF BARNs TO 4 DWELLINGS.</b></p> <p><b>RESOLVED</b> that the following comments be sent to Colchester City Council:</p> <p>Chappel Parish Council resolved to send the following comments for the Planning Officer to consider when reviewing application 242081 – Broom House Farm, Chappel.</p> <p>1) Chappel Parish Council are very concerned about the safety of vehicles accessing and egressing from the track onto the A1124. It is very difficult to clearly see in both directions when pulling out of the track. The Parish Council have been in contact with Essex Highways regarding the safety on this location and have made a note of recent accidents occurring on Broom House Corner:</p> <p>November 2022 20<sup>th</sup> February 2023 Slightly further into Chappel – 9<sup>th</sup> July 2023 November 2023 November 2023 20<sup>th</sup> December 2023</p> <p>When the Parish Council applied to the Local Highway Panel to consider this area due to safety concerns we received the following: “The location has been raised with the Asset Team with a view for it to be considered for surfacing improvement, outside the remit of the LHP. Accident blackspot signs are not a prescribed sign under the TSRGD and cannot be considered. An extension of the 30mph would not meet the Essex Speed Management Strategy.” We are currently chasing our County Councillor with regard to the suggested surfacing improvement, but we have no confirmation that this will definitely take place.</p> <p>It should also be noted that the proposed dwellings would significantly increase the traffic movements that currently take place to and from the site. The Parish Council would question the transport statement. Broom House Farm has not been a working farm for over 20 years. There is no agricultural traffic. The tenant farmer does not use the track for access to the land farmed.</p> <p>We would ask that thorough consideration is undertaken by Essex Highways and the Planning Officer regarding the mentioned Highway issues.</p> <p>2) Chappel Parish Council would also ask that no overhead poles are used in this location and that underground ducts are used for any needed services. Using poles would be detrimental to the existing landscape and visual impact.</p> <p>3) Chappel Parish Council would ask that an alternative site is found for the designated bin store. The proposed site would cause detriment to the residents of Broom House Lodge.</p> <p>3) <b>PLANNING APPEAL: APP/A1530/W/24/3350923. LAND TO THE WEST OF SPRING GARDENS ROAD, CHAPPEL. OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR THE ERECTION OF FIVE DWELLINGS.</b></p>
24139	<p><b>RESOLVED</b> that the following comments be sent to the Planning Inspectorate:</p> <p>Chappel Parish Council discussed the Appeal for the Land to the West of Spring Gardens Road at our November meeting and would like to raise the following additional comments:</p> <p>We note in the original application that Essex Highways were seeking further information from the applicant prior to making a comment on this application. The Parish Council would like to ask the Planning Inspectorate if this was this ever received?</p> <p>The Parish Council would like to raise again the lack of footpath, lack of verge, lack of street lights in the location and would also like it noted that there are pinch points on this road where vehicle struggle to pass each other.</p>

	<p>Residents are also concerned that if this application was to be approved it would set a precedent for the road.</p> <p>We ask again that all residents comments are taken into consideration when evaluating this appeal and for clarity please find below a copy of Chappel Parish Council's original response to Colchester City Council regarding planning application 240089 – Land to the West of Spring Gardens Road, Chappel:</p> <p>Several residents attended the meeting and raised the following points in the Public Participation Session:</p> <ul style="list-style-type: none"> <li>• Highway safety for pedestrians and other road users.</li> <li>• Spring Gardens Road having a very limited footpath and none near the site.</li> <li>• Spring Gardens Road is a single track country lane.</li> <li>• Concern with recent diversions and traffic jams when there is a problem on the A1124.</li> <li>• Verges being churned up and destroyed by vehicles using the road.</li> <li>• Loss of distant views across the countryside.</li> <li>• Not complying with the current local plan.</li> <li>• Lack of notice to residents near the site from Colchester City Council.</li> <li>• Not being near amenities.</li> <li>• Lack of detail on wildlife present in and around the site.</li> <li>• Drainage issues.</li> <li>• Is the land in question agricultural, therefore does it need a change of use?</li> </ul> <p>Chappel Parish Council then discussed the application taking into account resident's comments both at the meeting and also noting the various comments made to the planning portal.</p> <p>Chappel Parish Council resolved to not support application 240089 and raised the following comments:</p> <ul style="list-style-type: none"> <li>• Cllrs are concerned with regard to the current condition of Spring Gardens Road and the width of the road to take on additional development.</li> <li>• Outside settlement boundary, therefore being in the countryside.</li> <li>• Development would be harmful to the character of the area resulting in urbanisation and loss of countryside (all be it that there is a building on site).</li> <li>• Cllrs noted that this application had been called in by Cllr Sunnucks and would ask that as part of this process that a site visit is undertaken by the Planning Committee.</li> </ul> <p>Chappel Parish Council would also ask that the Planning Officer take in to account all comments that have been made by residents when considering this application.</p>
24/324	<p><u>UPDATE ON PLANNING APPLICATIONS:</u></p> <ol style="list-style-type: none"> <li>1) <b>PLANNING APPLICATION: 241710. LAND OFF OF OAK ROAD, CHAPPEL. (SEPTEMBER 2024) – NO DECISION.</b></li> <li>2) <b>PLANNING APPLICATION: 241508. MERRYHILL, COLCHESTER ROAD, CHAPPEL, CO6 2DQ. (AUGUST 2024) – NO DECISION.</b></li> <li>3) <b>PLANNING APPLICATION: 241201. ORCHARD PLACE, PLOT 3, VERNONS ROAD, CHAPPEL, CO6 2DL. (JULY 2024) – NO DECISION.</b></li> <li>4) <b>PLANNING APPEAL APP/A1530/C/22/3306915. GREENACRES FARM, VERNONS ROAD, CHAPPEL. (NOVEMBER 2022) - NO DECISION.</b></li> </ol>
24/325	<p><u>SPEED WATCH UPDATE</u></p> <p>Cllr Dent had circulated an update, no questions were raised. Cllr Dent confirmed that a new volunteer was joining the team. Cllrs thanked Mr Stocker for assisting with the data retrieval of the VAS's in both Chappel &amp; Wakes Colne.</p>
24/326  24140	<p><u>BENCH</u></p> <p><b>RESOLVED to apply for an Essex County Council licence to place a bench on the land at the entrance to Swan Grove.</b></p>

24141	<b>RESOLVED if a licence is successful to purchase the dale bench at a cost of £330.</b>
24/327  24142	<p><b><u>ALLOTMENT</u></b></p> <p>An update on plot 2 was given to Councillors.</p> <p><b>RESOLVED to give plot 2 notice that they must vacate the plot by the end of the contract (31<sup>st</sup> December).</b></p> <p>The ivy on the wall had been removed, it was agreed to obtain a quote for adding it to the cutting schedule and bring it back to the December meeting.</p> <p>Cllr Chamley confirmed that the cutting of the allotment hedge had started but further equipment was required to carry out the job.</p>
24/328  24143	<p><b><u>PLAY AREA</u></b></p> <p><b>RESOLVED to carry out the repairs at a cost of £5,036.76.</b></p> <p>The junior play set would be discussed outside the Parish Council meeting, in order to compile a couple of options for residents and to gain feedback from users of the play area. The Clerk would also look into funding options.</p>
24/329  24144	<p><b><u>LOCALITY BUDGET</u></b></p> <p><b>RESOLVED to write to Cllr Sunnucks and Cllr Barber regarding any funding available for the bench or play area project.</b></p>
24/330	<p><b><u>S106 WISH LIST</u></b></p> <p>The Clerk had circulated the current list. The Village Hall Committee had sent an updated wish list and this would now be updated onto the S106 wish list.</p> <p>Cllr Ingram had obtained a quote for outdoor gym equipment and the details of this would now be added to the S106 wish list. Once the list was updated this would be circulated to Councillors and also sent to Colchester City Council.</p>
24/331	<p><b><u>BINS</u></b></p> <p>Cllrs were very pleased with the current contract for emptying the bins and therefore they did not see the need for the current bins to be replaced. This item would be removed from the agenda.</p>
24/332 24145	<p><b><u>LAPTOP SOFTWARE</u></b></p> <p><b>RESOLVED that the software be updated on the Clerk's laptop at a cost of £79 plus two hours work.</b></p>
24/333  24146	<p><b><u>CONSULTATION</u></b></p> <p><b>RESOLVED that the Clerk complete the current Government Consultation on remote meetings and proxy votes.</b></p> <p>Chappel Parish Council do not view that proxy votes are appropriate but that remote meetings should be allowed to give the Parish Council more flexibility especially in adverse weather conditions, emergencies etc.</p>
24/334  24147	<p><b><u>FINANCIAL MATTERS</u></b></p> <p><b>1) FINANCIAL STATEMENT.</b></p> <p>The six invoices including the Clerks' Salary and Pension were circulated to vet and agree. As per appendix A.</p> <p><b>RESOLVED that after further consideration the six payments detailed on the schedule be authorised for payment.</b></p> <p><b>2) MONTHLY BUDGET INFORMATION</b></p> <p>No items raised.</p> <p><b>3) BUDGET/PRECEPT</b></p>

24148	<b>RESOLVED</b> for the Clerk to send out dates for Councillors to go over the budget for 2025/26 prior for the discussions and decision at the January meeting.
24149	<p><b>4) PAY SCALES 2024/25</b></p> <p><b>RESOLVED</b> that the pay scales for 2024/25 be agreed and back dated to April 2024 as per guidance from NALC.</p>
<b>24/335</b>	<p><u><b>CORRESPONDENCE RECEIVED</b></u></p> <p>All correspondence had been circulated to Councillors prior to the meeting.</p>
<b>24/336</b>	<p><u><b>CHAIRMAN &amp; CLERK'S REPORT</b></u></p> <p>The Clerk confirmed that Network Rail have been contacted with regard to the trees, ivy and brickwork of the viaduct. They are due to come out within 16 weeks to assess the site.</p>
<b>24/337</b>	<p><u><b>ITEMS FOR FUTURE MEETINGS</b></u></p> <p>VAS Data Allotment - quotes</p>
<b>24/338</b>	<p><u><b>Co-OPTION</b></u></p> <p>The Clerk confirmed that no applications had been received. Two vacancies remained.</p>
<b>24/339</b> 24150	<p><u><b>MOTION</b></u></p> <p><b>RESOLVED</b> that the meeting would remain open for item 24/340 – Complaint.</p>
<b>24/340</b>	<p><u><b>COMPLAINT</b></u></p> <p>The Clerk confirmed that the complaint received had been sent to the Monitoring Officer at Colchester City Council. It was confirmed that no breach of the Code of Conduct had been made by either Cllr Chamley or Cllr Neubauer. No further action would be taken and therefore the matter is therefore closed.</p>
	<p>Cllr Chamley thanked everyone for attending and closed the meeting at 8.49pm.</p> <p>The next meeting will be on Monday 9<sup>th</sup> December, at 7.30pm in the Village Hall.</p> <p>Signed:.....</p> <p>Chairman of the Parish Council <span style="float: right;">Date: 9<sup>th</sup> December 2024.</span></p>

MRS HELEN COOK  
CLERK TO CHAPPEL PARISH COUNCIL  
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Date	Description	Supplier	Net	VAT	Total
09/11/2024	Parish Office Telephone	Goldstar Networks Ltd	11.29	2.26	13.55
12/11/2024	Room Hire - Meeting	Chappel & Wakes Colne Village Hall	32.00	0.00	32.00
12/11/2024	Grass Cutting	JPB Landscapes	353.00	70.60	423.60
12/11/2024	Expenses	H Cook	71.98	0.00	71.98
30/11/2024	Clerk's Salary	H Cook	728.55	0.00	728.55
30/11/2024	Clerk's Pension	Essex Pension Fund	236.99	0.00	236.99