Minutes of a Meeting of Manuden Parish Council held in the Village Hall on Thursday 27th June 2013 at 8.15 pm

Present: Cllr L Atkinson (Chairman)  
Cllr J Archer (Vice Chairman)  
Cllr C Forster  
Cllr S Hannington  
Cllr F Womack  
Cllr J Kershaw

In Attendance: Mr C Bartram (Clerk), 3 Members of the public.

Apologies D Cllr J Loughlin  
C Cllr R Gooding  
Cllr J Ellis

There were no Disclosures of Interest.

The Chairman began the meeting by offering the condolences of the Council to Councillor Hannington following the death of her husband a few days previously.

The Chairman continued by reminding everyone this was a Council meeting and that members of the public are not allowed to speak in the meeting unless they are invited to do so.

Minutes of Previous Meeting

The minutes of the previous meeting were approved and signed.

Matters Arising

The Chairman reported that the Clerk had received a letter from Mr Kevin Coates regarding comments the Chairman had made in his annual report about the provision of Superfast broadband in the Village. The letter had been circulated to all Councillors. Mr Coates was given an opportunity to make any additional comments if he wished to do so. Mr Coates said that he had nothing further to add. The Chairman then vacated the Chair and the Vice Chairman, Councillor Archer, replaced him. Cllr Womack proposed and Cllr Forster seconded the motion that "we consider the statement by the Chairman at the Annual Parish Meeting on 9th May was not deliberate defamation, nor that it was an attempt to derail the project and that it was not an abuse of position by the Chairman."

The Council having considered the proposal it was passed with 5 votes in favour and one abstention (the Chairman).

The Chairman then resumed his position chairing the meeting.

An update on the Almshouses was given by Mr Bampton of Pelham Structures and Mr Pratley on behalf of the Almshouse trust.

The Manuden Almshouses are Grade II listed buildings located at 45 to 53 The Street, Manuden. Recently the Trust has been issued with formal Improvement Notices under the Housing Act 2004 by UDC Environmental Health Department stating that major remedial work be carried out to bring the structures into line with current insulation/ventilation/electrical legislation whilst addressing numerous areas relating to works to the external fabric.

The Trustees agreed that the buildings, even fully renovated, are not fit for the purpose of almshouses and decided they should be sold. The process necessary to obtain vacant
possession of the buildings and sell them on the open market was initiated. The terms of the Trust’s Governing Document require the provision of almshouses in Manuden, if this is not possible the alternative action is to close the Trust or merge with another providing a similar service elsewhere.

The Battlement Trust (Toby Lyons) and Pelham Structures (Bill Bampton) learned of the action being taken by the Almshouse Trust and offered a potential solution. The Battlement Trust currently own the site “Cock Farm” and the land associated with it. Part of this property has recently been promoted within the local district plan by Uttlesford DC for adoption into the Local Authorities Development Framework Plan. The Battlement Trust and Pelham Structures have put forward the proposal of utilising the site for redevelopment as an enabling scheme to support both the refurbishment of the Listed buildings and reinstate the charity’s ability to provide supported housing in a more efficient manner.

A development proposal has been submitted to UDC and possible design for the location comprises:

- 1no. detached dwelling house.
- 2no. semi detached dwelling house.
- 4no. apartment units.
- 4no. one bedroom bungalow units (the almshouses)

The benefits to the community would be the continued provision of almshouses, fit for purpose and designed to the highest standards ensuring minimal running and maintenance costs, and refurbished listed buildings in the centre of the village owned by individuals that have the facility/means to maintain the properties to the appropriate levels.

The Councillors were asked to support the proposals being made and were generally minded to do so, however they reserved the right to wait to see the detailed plans before fully committing their support.

Cllr Archer reported that the update for the Village Emergency Plan is nearing completion and that he was still waiting for confirmation from a few people regarding their positions. Cllr Womack reported that the work to install a Defibrillator in the village is now well underway and that we will have sufficient funding for one but if sufficient funding could be raised then a second one would be welcomed; it was agreed that this should be promoted in the Parish News.

Cllr Womack then reported that most of the village organisations have now replied, so that the Newcomers Pack will very shortly be ready. The Clerk reported that the Green waste Collection Times have now been changed from Saturday to Sunday at 11:15 to 12:15.

Cllr Archer reported that the Mezzo has now been installed in the children’s play area and is being used. It is recommended that as a result of Ash Tree Dieback disease that Ash trees are inspected twice yearly. Mr Pratley asked that if anyone has an Ash tree that needs to be replaced, please could the Bellringers be informed as Ash wood is ideal for use in the bell tower.

The Council agreed to pay for a Time Capsule to be installed in the new Community Hall; the Clerk offered a Jubilee Coin to be included. There is nothing further to report regarding the traffic problems at Yew Tree Inn Corner. It was agreed that we compile a list of works that the Uttlesford Rangers can attend to.

The Chairman confirmed he had written a very pointed and strong letter in opposition
Other issues to the proposed **Electoral Boundary Changes**.

**MC&SC**
The work is progressing very well and has been “inspected” by Class 3 from the Village School, who came up with some very interesting questions. It remains on plan and on budget. A series of **drop-in** sessions will be held in the existing village hall on the afternoon of Friday 13th and on Saturday 14th September at which residents will be invited to view a display of the construction project and the new sports and community facilities that will be available. The Steering Committee will be seeking volunteers to establish new activities such as badminton, five-a-side football and to manage and maintain the facilities to the highest standards.

**Sub Committee Reports**

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**Open Gardens**.
There had been another very successful Open Day with rain coming only at the end of the day, over £900 had been raised.

**Fun Run**
This is still on schedule and entries are already being received.

**Footpaths**
Correspondence had been circulated amongst Councillors regarding repairs being needed to a bridge at Upp End and the verges have been trimmed.

**MPFA**
There had been a very successful Junior Football presentation day and everyone is really looking forward to next year with the good facilities being planned.

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**Applications Received:**
Non-material amendment to UTT/0692/12/FUL -proposed window changes to plots 4, 5, and 9 and Village Hall Land At The Street The Street Manuden Ref. No: UTT/13/1448/NMA. No comments were made on this application.

**Applications determined**
Erection of detached garage. 41 Carters Hill Manuden UTT/13/0668/HHF Status: Refuse

Proposed garage doors attached to existing car port. The Longhouse 4 Battles Hall Barns Maggots End Maggots End Road Manuden Ref. No: UTT/13/0654/HHF Status: Approve with Conditions

Provision of detached garage. The Longhouse 4 Battles Hall Barns Maggots End Maggots End Road Manuden UTT/13/0646/LB Status: Withdrawn

Variation of condition 2 of planning permission UTT/0692/12/FUL (Community /Sports Hall, car parking and 14 no. dwellings) for revisions to plots 4, 5 and 9 and the Village Hall Land At The Street The Street Manuden UTT/13/1295/FUL Status: Withdrawn

Application to Discharge Condition 4 (Roof surface materials to annex) attached to UTT/13/0712/HHF dated 13 May 2013 Broom Cottage Mallows Green Road Manuden Ref. No: UTT/13/1373/DOC Status: Refuse to Discharge Conditions

Application to Discharge Condition 5 (Summer House Roof) attached to UTT/13/0712/HHF dated 13 May 2013 Broom Cottage Mallows Green Road Manuden Ref. No: UTT/13/1374/DOC Status: Discharge Conditions in Full
Application to Discharge Condition 3 (Summer House Colour Details) attached to UTT/13/0712/HHF dated 13 May 2013 Broom Cottage Mallows Green Road Manuden Ref. No: UTT/13/1372/DOC Status: Discharge Conditions in Full

UTT/13/0995/DC 12 Stewarts Way Manuden. Retrospective application for air source heat pump. Approve with Conditions

Installation of a conservation rooflight The Longhouse 4 Battles Hall Barns Maggots End Maggots End Road Manuden Ref. No: UTT/13/1198/LB and Ref. No: UTT/13/1196/HHF :Status: Approve with Conditions

Crown lift over drive to 3.5 metres and reshape 1 no. Yew 57 The Street Manuden Ref. No: UTT/13/1074/TPO | Status: Tree Granted

Re-prune and 30 per cent crown reduction 1 no. Cherry, remove 1 dead limb from 1 no. Poplar, reduce overhanging branches 2 no. Beech, reduce overhanging branches 1 no. Oak 57 The Street Manuden Ref. No: UTT/13/1086/TCA Status: Tree No Objections

The Council have already objected to a large development of 140 houses being planned at Bentfield and were very disappointed to hear that Uttlesford officers have recommended approval.

Finance

The Council approved the following cheques ; £85.20 to Playsafety Limited for inspecting the play area, £66.00 to RCCE, £29.00 to CPRE and £10.00 to Friends of Historic Essex for subscriptions. £4860.00 on behalf of MC&SC to Wilby & Burnett for their services and £624.00 to Ace of Spades Landscapes for grass cutting.

Correspondence

The Clerk had previously circulated various items that he had received.

Any Other Business

Former Cllr Holmes had been in contact with the owners of the Donkey Field regarding a Beech Tree that has died. The tree is subject to a Preservation Order but as it is dead no consent is needed to remove it; the owners have agreed to replace it. Some complaints have again been received about a leylandii hedge overhanging the footpath in the Street; the damage to the kerb at Anderson Close has not yet been repaired.

There being no further business the meeting ended at 9.43pm
Date of the next meeting 5th September.