

## Lawford Parish Council



### Minutes of the Lawford Parish Council Meeting held via Zoom on Monday 21 December 2020 at 7.15pm.

Members of the public were welcome to attend, and links were emailed to those requesting to attend. Requests had to be received by 11am on the morning of the meeting.

**Clerk to Council:** Mrs Peachey

**Please remember Parish Council meetings are held in open session and are recorded. Comments made by councillors and the public may be reported in the media.**

#### **Present:**

Councillors C Guglielmi (Host), Cllr Adcock-Jones (Chair) Payne, Pretty, (*left for a few minutes at 20.18 to answer the door*), Kinsmore, Thurlow, V Guglielmi, Miles, Barrett, Newman-Wright and Woods

Clerk: Mrs Peachey (Co-Host)

District councillor Coley (Left meeting at 19.56)

#### **Also in attendance**

3 Members of the public who left following comments/discussion of planning application **20/01608/FUL**.

#### **Apologies:**

#### **161/2020 Minutes of the Previous Meetings:**

The minutes of the Council meeting held on **16 November 2020** were approved.

**Proposed:** Cllr Miles **Seconded:** Cllr C Guglielmi **Agreed**  
*Clerk will deliver minutes to Chair for signing*

#### **162/2020 Actions from the previous meeting:**

Clerk to post cheques	Completed
A £500 Grant be given to Age Concern	Completed
2021 - 2022 Projects approved in principle and to be discussed in detail at the Public Realm meeting on 7 December 2020. <i>Public Realm agreed to forward to this meeting for a detailed discussion</i>	Completed
Clerk to contact Lawford C of E school for a response ref the Lawford Green Car Park Agreement Terms	Completed
Contact Sparlings Solicitors to put in place the agreement between Council and Lawford C of E School.	Completed
Contact Nicholas Percival to provide a Reinstatement Valuation for the Pavilion and War Memorial	Completed
Clerk to speak to Playquip about the options available for School Lane Play Equipment (would it be cost effective to repair or replace given the repair cost for monitored equipment.	Completed
Signs for School Lane – Signs Made Easy appointed	Completed
Cllr Adcock-Jones to compose letter to send to resident's ref cutting back foliage	Ongoing

#### **163/2020 Declarations of Interest:**

- Cllr V Guglielmi has been appointed to TDC's Planning Committee and will not be involved or vote on any planning application. As a result of her appointment Cllr V Guglielmi has resigned from the LPC's Planning Committee
- Cllr woods - Planning Application 20/01669/FUL 83 Long Road. Cllr Woods lives in Long Road.

**Public Voice:**

Three residents living in the immediate vicinity of planning application 20/01608/FUL spoke against the application raising the following concerns.

- a) Concern that only three properties were notified despite around 50 houses being affected. the application being dated 2 December 2020 it was not received until 14 November 2020 giving a very short window to respond, which includes the Christmas and New Year break. It was not acceptable for affected residents to be left to notify one another.
- b) Residents are shocked that non-renewable energy is being considered
- c) Plans are not accurate with affected properties not being correctly identified
  - i) A residential property on the boundary of the development is shown as being commercial and the inference that was acceptable. The resident has competing horses kept near to the proposed development and highlighted horses spook easily. The paddock is also used as a running track to practice for marathons. There is much wildlife in the paddock including bats and owls. The report implies people stay in their homes and do not come out and use their grounds, where the noise and pollution will affect residents.
  - ii) An Annexe for an elderly asthmatic parent is not identified and is further down near to the proposed development and would suffer most visually.
  - iii) A listed residential property is not identified/mentioned.
- d) The site is totally unsuitable. A number of these Generating Facilities have been built on or near Industrial sites, not on the boundary of residential properties.
- e) Given the scale of the development residents could not see how it could possibly be screened from view.

Cllr Thurlow had visited the proposed site and explained the Electricity Generation Facility required access to Gas, Electricity supply and the land to build it. He also raised the following - Has land near the substation been properly explored? It was felt it should be. Could it be sited on an Industrial Development where the required elements are available? A more suitable site would be in an industrial area, if there were a gas and electricity supply to furnish the Generation Facility.

District Councillor Coley has spoken to TDC and they would extend the deadline for a decision. Cllr Coley cannot see how the building could be disguised given its size. Cllrs Guglielmi and Coley will ask for the application to be 'called in' before the planning committee. Cllrs Coley and Guglielmi will have the opportunity to speak on it. Cllr Coley shares concerns as it seems to be an inappropriate location.

Cllr C Guglielmi advised when 'Called In' the Planning Committee will then have all the background information and be aware of the comments. Cllr C Guglielmi explained the process of a site visit by the Planning Committee to the members of the public in attendance, explaining that whilst residents could be present Councillors will not engage with them.

**165/2020 Reports were circulated as they became available and published on council's Website:**

- a) The District Councillor
- b) The County Councillor
- c) Crime report

**166/2020 Administration Committee: (Minutes of the meeting held 2/11/20 circulated)**

- a) **For information** Council will be refunded £220.00 the balance of the Grant provided for the Manningtree Christmas Market (that has been cancelled due to Covid) and was transferred (with LPC's approval) to fund the entertainer at the Lawford Makers & Crafters event.
- b) **Councils expenditure:**
  - For information:** cheques will be signed as in previous months (*checked and signed by three councillors in isolation*)
    - i. A list of expenditure was circulated for Council's information and approval.
    - ii. In line with audit guidelines (*approved at Full council August 2018*) the first councillor the

invoices and cheques are delivered to will to verify **invoices** and the **prepared cheques agree, confirmed by initialling Expenditure spreadsheet, cheques, and invoices with green ink.** **Proposed:** Cllr Miles **Seconded:** Cllr C Guglielmi **Agreed**

**167/2020 Planning:** (*Minutes of the meeting held 7/12/20 circulated*)

**Note:** Cllr V Guglielmi abstained from voting on all applications.

**a) Applications received 7/12/20**

- i) **20/01608/FUL**, V Saunders - Conrad Energy (Developments) Ltd, Land South of Harwich Road, Lawford, CO11 2LP. *Erection of a flexible electricity generation facility with associated ancillary infrastructure, access and boundary treatment.*

**See notes 164/2020 Public Voice Object**

1. Concern that only three properties were notified despite around 50 houses being affected. The application being dated 2 December 2020 it was not received by the resident until 14 December 2020 giving a very short window to respond, which includes the Christmas and New Year break. It was not acceptable for affected residents to be left to notify one another.
2. Shocked non-renewable energy is being considered
3. Plans are not accurate with affected properties not being correctly identified
4. A residential property on the boundary of the development is shown as being commercial.
5. There is much wildlife in the paddock on the perimeter of the proposed development including bats and owls.
6. The noise and pollution will affect residents.
7. An Annexe for an elderly asthmatic resident is not identified on the plans and being nearer to the proposed development than the actual property, it would be more affected by the pollution, noise and visual aspect.
8. A listed residential property is not identified on the plans.
9. Sequential Test is required. Has land near the substation been properly explored? Could it be sited on an Industrial Development where the required elements are available? The company should demonstrate they have considered other options for siting the Flexible Electricity Generating System
10. Given the scale of the development it is difficult to see how it can be screened from view.

**Proposed:** Cllr Adcock-Jones **Seconded:** Cllr C Guglielmi **Agreed - Unanimous**

- ii) **20/01660/OUT**, Mr K Barton, Land adj. 52 Harwich Road, Lawford, CO11 2HR

*Erection of a dwelling*

LPC objects to these applications despite a precedent having been set.

1. It is agricultural land
2. It is overdevelopment,
3. Outside the village envelope
4. Not in keeping with the area

**Note:** *LPC is advised that section 1 of the Local Plan has been agreed and will shortly be formally considered. TDC can then proceed with section 2 of the Local Plan and approval could be as early as Spring 2021. Once section 2 is in place all such developments will not be approved as they are outside Lawford's boundary, and although a precedent has been set, approval will not be given.*

In light of this information LPC will communicate its **objection to this application**

**Proposed:** Cllr C Guglielmi **Seconded:** Cllr Woods **Agreed**

- iii) **20/01669/FUL**, Mr & Mrs B Young, 83 Long Road, Lawford, CO11 2HR

*Proposed single storey rear extension.*

**No objection**

**Proposed:** Cllr Miles **Seconded:** Cllr Payne **Agreed**  
Cllr Woods abstained as she lives in Long Road

**b) Applications received 14/12/20**

- i) **20/017697/FUL** Mr Ian Bransgrove, 44 Colchester Road, Lawford, CO11 2BA  
*Revisions of previously approved application 20/00090/FUL to provide solar panels to rear elevation roof surfaces and the removal of solar tiles to lean to and replace with slate tiles, and to remove brick wall from previous scheme and erect fencing.* **No objection**  
**Proposed:** Cllr Adcock Jones **Seconded:** Cllr Miles **Agreed**
- ii) **20/01727/FUL** Mr Mitchell, 14 Wignall Street, Lawford, CO11 2JG  
*Proposed rear extension* **No objection**  
**Proposed:** Cllr Miles **Seconded:** Cllr C Guglielmi **Agreed**

c) **For Information Only** 20/01708/COUNOT, 55 Harwich Road. *Conversion of 2 Agricultural buildings into 3 dwellings*

**d) Applications determined**

20/00480/DETAIL Approval - Reserved Matters/Detailed 04.12.2020 Committee Decision	Mr Steven Rose - Rose Builders (Properties) Ltd	Reserved matters application with details of appearance, landscaping, layout and scale pursuant to Phase 3 of outline permission (15/00876/OUT) including 100 dwellings, associated hardstanding, boundary treatments, landscaping and drainage.	Land East of Bromley Road Lawford Essex CO11 2HS
20/01179/FUL Approval - Full 03.12.2020 Delegated Decision	Mr D Spurgin	Proposed construction of new vehicular access.	Land to The West of 45 Harwich Road, Lawford CO11 2LS
20/01415/LUPROP Lawful Use Certificate Granted 10.12.2020 Delegated Decision	Mr Jason Dunne	Single storey flat roof rear extension.	160 Colchester Rd Lawford CO11 2BP
20/01454/FUL Approval - Full 08.12.2020 Delegated Decision	Mr James Wallis	Proposed steel portal framed agricultural building 12.2m by 9.2. m.	77 Hungerdown Lane Lawford CO11 2LX
20/01472/FUL Approval - Full 09.12.2020 Delegated Decision	Miss R Thompson and Mr J Nunn	Proposed single storey rear extension.	3 Strawberry Av Lawford CO11 2DR

**168/2020 Public Realm:**

- a) **Raised at Public Realm and for the next Agenda in February 2021** – various areas throughout Lawford where vehicles parking on/near to yellow lines block the view of vehicles exiting junctions. Councillors are asked to email the Clerk with details of areas where drivers/pedestrians are being put in danger due to this type of issue and it is felt additional restrictions are needed.
- b) **Review and agree projects for 2021 and beyond.** In possession of copies of the Projects Spreadsheet Council determined the following order of projects.
- 2021 footpaths at the back of the School and on Summers Park be completed as a matter of urgency
  - 2021/22 the Footpath that comes to Riverview by the school, which is currently muddy and flooded in parts, be tarmacked. *There appears to be a severe drainage problem with stagnant water lying on Summers Park. The area by the playground and back to Strawberry Avenue is particularly poor. Clerk was asked to raise it with Rose Builders and to also enquire about the maintenance of the pond and installation of vandal proof metal fencing around the pond.*

**Action - Clerk**

**Approval of above spend Proposed:** Cllr Adcock-Jones **Seconded:** Cllr C Guglielmi **Agreed**

3. Gates to the Car Park be installed at Riverview
4. Riverview Car Park to be resurfaced and the possibility of Grant Funding be investigated
5. Investigate the possibility of Grant Funding to install over 7's Play Equipment at Riverview
6. School Lane - Spring 2021 remove fencing around the Tennis Courts
7. Put the Tennis Courts back to grass and relocate the Lighting Control/Meter in the Club House.  
*Cllr Payne believes the electric supply comes from the footpath*
8. 2021 Waldegrave Way – install the Basketball net (revised quote £1,000.00) on the existing hardstanding where the old one was located.

**Proposed:** Cllr Adcock-Jones **Seconded:** Cllr V Pretty **Agreed**  
**Action – Clerk**

Cllr Thurlow suggested adding to the list of projects the completion of Anti vandal/climbing fencing at Waldegrave. To continue round to the entrance behind the Play Equipment. Clerk will add to the Projects Spreadsheet. **Action - Clerk**

Clerk will transfer the above decisions/timings to the master spreadsheet for the Administration Committee to confirm and make decisions about funding the projects.

**169/2020 Other Meetings attended, or to be attended, by Councillors**

- a) Cllr Thurlow confirmed the memorial bench for Brian Rolfe M.B.E had arrived and was being stored in the Football Pavilion until it could be installed in the New Year.
- b) Cllr C Guglielmi advised local churches had united using Lawford Green Car Park for a 'Drive In' Christmas Carol Service, on Sunday (20<sup>th</sup> December)

The meeting ended at 20.34.

The next Full Council Meeting is scheduled for **Monday 18 January 2021** – details will be confirmed on Council's Website.

**Signature (Chairman):** .....**Date:** .....