



Great Maplestead Parish Council

Mrs Ann Crisp (Parish Clerk)
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MINUTES OF A MEETING OF GREAT MAPLESTEAD PARISH COUNCIL, HELD ON 13th March 2024, 7.30PM AT GREAT MAPLESTEAD VILLAGE HALL

Present: Cllrs.S.Harris, I.Johnson, J.Newton, B.Vincent, D.Weight; S.Last; D.Pike

Chair: Cllr.S.Harris

Clerk: Mrs A Crisp

Also Present: Members of public 1

1. APOLOGIES

None

2. MINUTES OF PREVIOUS MEETING

The minutes of the Annual Parish Council meeting held on 17th January 2024 were accepted as a true and accurate account of proceedings of the meeting.

Proposed: Cllr.Harris

Seconded: Cllr.Johnson Agreed unanimously

3. DECLARATIONS OF INTEREST

Cllr.J.Newton – Agenda item 10.1.1 23/02501/FUL Rangers Hall. NPI – Owner of neighbouring land.

Will speak and vote on item. Agenda item 10.1.2 24/00340/FUL. NPI – Owner of neighbouring land. Will speak and vote on item.

4. COUNTY & DISTRICT MATTERS

Apologies received from County & District Cllr.P.Schwieer

Reports as per regular information emails.

Hulls Mill – No response to date regarding the request sent to BDC Local Highways Panel.

5. OFFICER REPORTS & INFORMATION EXCHANGE

Cllr.Vincent – St Giles church warm room will finish at the end of April, there has been little use during the winter months. A decision will be made at the PCC meeting on 18th April. The church remains open every day as usual.

Cllr.Pike – Nothing to report

Cllr.Weight – Mindfulness Garden – Still looking for volunteers to help with hardscaping. Hoping to acquire free plants from a local nursery following a recent offer.

Cllr.Last – Village Playing Field - Raptor Pest Control recently recruited to tackle re-emergence of mole activity at a cost of £50.00. Quotes for the replacement goal-post are currently being refreshed.

Cllr.Johnson – Neighbourhood Watch – Scam phone calls are prevalent, particularly those purporting to be from a bank – any contact should be checked by phoning back your bank on an independently verified number. Thefts from sheds/outbuildings/vans of tools still reported in local area.

Cllr.Newton – Refer Agenda item 9.1

Cllr.Harris – As per pre-circulated report

6. CORRESPONDENCE

For notification

6.1. Notification from EALC of death of Council's Internal Auditor – Mike Letch.

6.2. Communication received via Council's website, regarding problems with school parking in Church St – School contacted to request appropriate communication with parents/visitors to the school regarding the need for considerate parking

6.3. Notification of Community Infrastructure Grant by BDC. – Applications currently open to 14 June 2024, with projects completed by March 2025. Projects should support BDC's Climate Strategy and outcomes. Further details available [braintree.gov.uk/climate change](https://braintree.gov.uk/climate-change)

6.4. National Grid Bramford to Twinstead Tee – Notification received 13/3/2024 – consultation period has now closed and findings will be submitted to Secretary of State who has 3 months to respond.



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7. PUBLIC QUESTION TIME

Q. Why does the agenda include a Confidential business item, shouldn't all business be conducted in public? **A.** The Chairman explained that in accordance with appropriate legislation (as detailed under Agenda item 15) a confidential meeting was required at the current time due to the inclusion of commercially sensitive information.

8. PROGRESS UPDATES

As per pre-circulated report.

Village Playing Field – Annual ROSPA inspection due in May current cost £78+VAT. Council agreed to defer the inspection to June 24 to allow for the re-introduction of play equipment in children's play area. The new pathway should also be included within the annual inspection. To continue with Playsafety for the inspection.

Footpaths – Footbridge in spinney is rotting and in need of repair/replacement. Clerk to report to ECC.

9. BUSINESS ITEMS

9.1. Village Playing Field Car Park – To consider options for the resurfacing of the car park making use of plastic grid tiles to help reinforce the surface. Three quotes sourced for provision of tiles from Gridforce at £8064.00net, X-Grid at £7325.64net & TrueGrid (True Products) at £6703.00net. The council agreed that further costs would be incurred for the provision of sand and also 20m angular gravel. Cllr.Newton to obtain quotes. The fully costed proposition for reinforcement of the surface will be considered at the May meeting. In the interim Cllr.Newton to acquire 2 tonnes of planings at a cost of £109.00 to effect remedial repairs.

Proposed by: Cllr.Harris

Seconded by: Cllr.Last

Vote in favour: Unanimous

9.1.1. Bus Service – To write a further letter to Essex County Council regarding the withdrawal of F315, raising concerns based on problems identified elsewhere with similar on demand replacement services.

Proposed by: Cllr.Harris

Seconded by: Cllr.Last

Vote in favour: Unanimous

9.1.2. Bus Service – Decision not to attend Reconnecting Communities Through Community Transport webinar promoted by EALC, as considered a marketing exercise and of little value.

Proposed by: Cllr.Harris

Seconded by: Cllr.Last

Vote in favour: Unanimous

9.2. Approved SLA for Footpaths Grant with ECC at £620 for 2024/25

Proposed by: Cllr.Harris

Seconded by: Cllr.Johnson

Vote in favour: Unanimous

9.3. Approved Heelis & Lodge as the Council's Internal Auditor for 2024 – cost £150-175.

Proposed by: Cllr.Newton

Seconded by: Cllr.Vincent

Vote in favour: Unanimous

9.4. Approved Update to Council Resolution 26/7/2023 11.5.1 to Transfer Bank Account to Lloyds Bank Treasury Account. Revised Resolution to Transfer Accounts to Unity Trust Bank. – Amendment following change to Lloyds terms & conditions regarding future account charges.

Proposed by: Cllr.Harris

Seconded by: Cllr.Last

Vote in favour: Unanimous



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9.5. To Defer Decision on the Introduction of an EV Charging Point at the Village Playing

Field– Item deferred to agenda item 15 as council required further details of proposition to help inform decision

Proposed by: Cllr.Harris

Seconded by: Cllr.Last

Vote in favour: Unanimous

10. PLANNING

10.1. Appeals

10.1.1. 23/02501/FUL Rangers Hall, Hosdens Lane. Appeal in progress.

10.2. Applications

10.2.1. 24/00340/FUL Chifneys Lucking Street. Conversion of existing barn to form 1 x 3 bedroom residential dwelling

Council to respond – Objection to the application as it fails to meet a number of local and national policy criteria, as well as containing a number of factual inaccuracies.

Conflict with Policy:-

- LPP1 – Outside village development boundary – proposition does not meet criteria.
- LPP40 – Residential conversion of buildings in countryside – proposition fails to meet 3 of the 5 qualifying criteria
- NPPF Para 83 – Rural housing – the development does not meet the tests of sustainability
- BDC Adopted Plan – Great Maplestead is a Tier 3 Village lacking facilities and does not meet sustainability tests

Factual inaccuracies:-

- Reference to approved application 21/03045/FUL Lynwood Toldish Hall Road Great Maplestead Essex CO9 2RB, as an example of village development outside of the village development boundary **incorrect**. The development is within village development boundary.
- Assertions that the barn is not visible from a footpath or public space **incorrect**. FP15 runs adjacent to the land at Chifneys the barn is fully visible from the FP & also from the village playing field.
- Ecological survey states there are no records of a badger within 2km of the site, **incorrect**. There are at least 2 active badger setts within 1.5km of the site and evidence of badger activity on FP15.

Proposed by: Cllr.Harris

Seconded by: Cllr.Johnson **Vote in favour:** Unanimous

New application noted after issue of meeting agenda

24/00553OHLS37 Land adjacent to Gestingthorpe Rd. Application to upgrade overhead power cables and conductors. Including replacement telegraph poles, where necessary, with “like for like” replacements.

11. FINANCE

11.2. Current Bank Balances

11.3. Reconciled Receipts & Payments Signed by Cllr.Last & Cllr.Johnson

11.4. Payments & Receipts For Authorisation Signed by Cllr.Last & Cllr.Johnson

Payment for reimbursement of stationery expenses to the Clerk & payment to Trustees of Great Maplestead Village Hall, for annual hall hire to be paid via on-line banking.

Proposed by: Cllr.Harris

Seconded by: Cllr.Johnson **Vote in favour:** Unanimous

11.5 Bank Transfers Made



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12. CONTENT FOR e-NEWSLETTER

Car Park resurfacing; Bus Service; Parish Assembly; Recycling Booking System; Lucking St drainage; Planning; Events

13. ITEMS FOR NEXT AGENDA

EV Charging Points
Car Park Resurfacing
Standing Orders & Policy Review

14. DATE OF NEXT MEETING

Annual Parish Council Meeting 15th May 2024
NOTE: Annual Parish Assembly 17th April 2024

Open meeting closed 9.15pm

CONFIDENTIAL BUSINESS

15. CONFIDENTIAL BUSINESS ITEM - EV Charging Points (Cross reference agenda item 9.5)

In accordance with Public Bodies (Admission to Meetings) Act 1960 subsection 2 & Local Government Act 1972 subsection 100A&B, & Schedule 12A, this agenda item was discussed in a private meeting of the council

15.1. To Consider the Commercial Aspects of an EV Charging Point Agreement with Believ

15.2. To Agree Whether to Proceed with Believ as the EV Charging Point Provider – Other providers approached include ALLEGO, Instavolt & Qwello (via ECC)

15.3. To Agree Whether the Council Should Take Legal Advice & Who Should Provide it? – With particular reference to any future lease agreement.

Agenda item 9.5 & 15 considered as one item.

The council resolved that before any further decision could be made, there should be a public consultation to ascertain the demand for public EV charging points. Believ to be invited to deliver a presentation at the Parish Assembly, following which the council will conduct a household survey

Proposed by: Cllr.Harris

Seconded by: Cllr.Last

Vote in favour: Unanimous

Meeting closed at 9.59pm

Signed TRUE COPY

Date: 15th May 2024