

DRAFT/UNADOPTED

MINUTES OF THE CHRISHALL PARISH COUNCIL MEETING

**Held on Tuesday, 3rd April 2018 at 7.30pm in the
South Hall, New Village Hall, Crawley End, Chrishall.**

PRESENT: Derek Ailes (chairman), Cllr Jane Holloway Cllr Steven Parish,
Cllr David Thomas, Cllr John Kay, Cllr Ian Pitfield, Cllr Tracey
Slade.
Clerk: Belinda Irons

Advisory Committee: Mike Dearman

Uttlesford District Council: Cllr Robert Chambers, Cllr Julie Redfern

PUBLIC: 4

18.37 Apologies for absence: Cllr Stephen Foote

18.38 Other absences: Members absent without offering apologies: none.

18.39 Declaration of Members Interests:
(disclosable pecuniary/pecuniary/non-pecuniary)
Cllr Holloway Chrishall Primary School Governor non-pecuniary
Cllr Kay: Chrishall Village Hall: PC representative

18.40 Minutes of Previous Meetings: 6th March 2018: Minutes of the meeting
were agreed as a true and correct record of the meeting and were duly
signed.

18.41 Public Discussion: limited to 15 minutes

The Piggeries, Chrishall Grange Road: the Parish Council received a
presentation from the prospective owners of the site concerning why
the refused development should be supported by the Parish Council.

The Chairman changed the running order of the meeting:

Robert Reed Hall: The Chairman commented that Chrishall Primary
School had commissioned a survey from Wilby and Burnet and had
asked for the Robert Reed Hall to be included, as the school is the
leasee of the building.

The report had been provided to Cllr Holloway on Tuesday, 27th March,
and advised that the roof was leaking and needed to be replaced.

Chairman's signature..... 1st May 2018

Chrishall Primary School contacted the Parish Council on Thursday, 29th March, to advise there was a significant leak in the building. The Clerk advised the Parish Council insurance company of the leak. The insurers advised to arranged for a roofing contractor to visit the site on Friday, 30th March (Good Friday), and further advised a representative would make contact after the Easter break.

The roofing contractor advised the roof needed to be replaced as soon as possible. He made some holes in the ceiling to drain the water and placed wheelie bins under to catch it and prevent the ceiling falling down and damage to the wooden floor. Cllr Holloway took photographs of the ceiling and also videoed the water streaming from the ceiling holes. The roofing contractor did not have the capacity to quote for the work, as he deemed it to be major structural works.

The Chairman commented that Minutes from 1998 indicated the roof would need attention, and that he saw this as an opportunity to do the work now. The roof has previously been patched, and there would be little point in spending more money on patching given the two independent surveys which advised the roof needed to be replaced.

There followed extensive discussion about the best options available going forward, bearing in mind the position of the site, that children may be tempted to climb any scaffold put in place, that permission would be required from school to erect scaffold, and that the Parish Council would be liable to provide and pay for alternative accommodation.

All Councillors were asked for their views on options which included:

- a) Whether the Parish Council should accept the offer from a parishioner of free scaffold and tarpaulin to cover the roof. Concern was expressed that the Parish Council would be liable should there be a problem with the erection/ children climbing and falling off/ the tarpaulin filling with water and bringing the ceiling down with subsequent damage.
- b) The Parish Council will obtain estimates/quotes to replace the roof bearing in mind that once the felt is removed, there may be extensive works to be undertaken.
- c) There was a recommendation that internal inspection of the underside of the roof be undertaken rather than strip off the felt which would leave the roof open to the elements.
- d) The Parish Council will seek permission from the school for a professional company to erect scaffold with either an intention to cover the roof until better weather begins, or to start the works as soon as possible.

- e) There was an option to knock the building down which needed to be considered. Those present were in agreement that the building was an asset which needed to be repaired.
- f) There was also an option to gift the building to the school. Cllr Holloway pointed out that the school had the surveyors report and the building would be a liability to the school, so it would be unlikely to accept such a 'gift'.
- g) The Chairman has contacted the Chairman of the Village Hall Committee and discussed the option of the South Hall for pre-school use which the Parish Council would need to pay for if the pavilion was rejected as unsuitable.
- h) The Chairman has also ensured that the electricity has been turned off by the Parish Council electrician.
- i) Cllr Redfern advised there were other surveyors who may be able to assist with site and works management and provision of roofing contractors who specialise in school work, and who would have the necessary safety qualifications regarding child protection.

Summary:

The Parish Council will:

1. Contact Chrishall Primary School to request permission for a professional company to erect scaffold on their land & contact a professional company regarding the costs of scaffold erection. (JH/JK)
2. Contact Chrishall Primary School to offer the use of the Brand Pavilion as a temporary building for pre-school use. The alternative option would be South Hall, Chrishall Village Halls, which the Parish Council would need to fund. (JH)
3. The Clerk will seek a minimum of four estimates from accredited roofing contractors with time scales for commencement. (CLERK)
4. The roof will be left uncovered to assess whether water is coming through the roof into the building at any great rate. If it is leaking severely, a decision will be taken regarding suitable covering.
5. The electrics have been switched off and the lighting system isolated.
6. Once all estimates/quotes and information has been achieved, a working party should be formed to ensure timely action is able to be taken within a budget to be set by the Parish Council.

ACTION: CLERK/ JH/ JK

The Chairman reverted to the agenda

18.42 Planning: Cllr Holloway
UTT/18/0668/HHF 49 High Street

Chairman's signature..... 1st May 2018

Single storey rear extension: *planning application*

UTT/18/0286/LB Barleymans Crawley End
 UTT/18/0285/FUL Demolition of garage and erection of single storey extension with link extension to main dwelling
Refused

UTT/17/3633/HHF 6 High Street
 Proposed front and rear extensions: *withdrawn*.

Stansted Airport:
 UTT/17/1640/SO Scoping Option under Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017: proposed increase in annual passenger numbers to 44.5 million:

Cllr Thomas attended the recent presentations by UDC and Stop Stansted Expansion. Cllr Redfern commented that there was concern surrounding how people get to the airport, especially as the existing public transport was at capacity. There was also concern about the road infrastructure and how that would cope with additional passenger numbers.

Cllr Thomas will produce a letter of objection with the Clerk.

ACTION: DT/CLERK

Cllr Redfern left the meeting at 9.10pm

18.43 Members Portfolio Reports:

Cllr Ailes

Recycling issues: the Chief Executive of Uttlesford District Council has not responded to the Parish Council Letter. Cllr Chambers will progress.

Chrishall Library: update: The library is open 6 days a week, and seven days once per month. This is an exceptional asset for the village.

Robert Reed Hall: land registry update: the Hall is in the ownership of the Parish Council, but the exit road is still subject to registration.

Bookmark: this will go out with the next newsletter.

Use of The Brand Pavilion: promotional events: Guide Dogs Tea Party

Jigneys boundary: gates on meadow/ ownership: next agenda.

Cllr Holloway:

Chrishall Primary School: update: no further update.

Outdoor gym equipment: in process. Cllr Holloway will visit other parish outdoor gyms and liaise with a local fitness instructor regarding the most beneficial equipment.

Cllr Pitfield:
Highways update

Speed monitoring: An application will be submitted by the Parish Council for a 20mph limit around the school. Cllr Chambers commented that it was likely that this would succeed but may take some time, and advised the Clerk to make application to the Uttlesford Highways Panel detailing where the 20mph zone should be implemented.

ACTION: CLERK

The Clerk advised that many road drains are blocked. Cllr Chambers commented that he will liaise with Cllr Moran.

Cllr Kay
Village Hall Committee: report: no update at this time

Assets & buildings: update: A quote has been received to install hard standing and a small footway from the High Street access to the Brand Pavilion in the sum of £871.

PROPOSAL: *that Chrishall Parish Council herewith agrees to install hardstanding and a small footway from the High Street access road to the Brand Pavilion in the sum of £871 (eight hundred and seventy one pounds).* PROPOSED: Cllr Kay, seconded Cllr Lashko. AGREED AND RESOLVED UNANIMOUSLY. Cllr Kay will instruct the contractor.

ACTION: JK

The Chairman allowed Mike Dearman to report at this point in the agenda:

18.44 Advisory Committee Report: Mike Dearman

Pavilion heating: Mike Dearman has researched the suitability and cost of infrared heaters for the Brand Pavilion, and concluded that whilst it was a very efficient form of heating in a well-insulated building, it would not be suitable in the pavilion. Rather, convection heating would be more suitable and less costly than infrared. Mike Dearman will obtain quotes.

Dark Lane bridge: Mike Dearman has spent a considerable amount of time researching the installation of a culvert in Dark Lane, and concluded that it would be very unlikely to achieve the permissions needed from Essex County Council (Highways and Flood Management), the Environment Agency, or Uttlesford District Council. Mike Dearman provided a document detailing his findings to all Councillors. There may be a possibility of a bridge to enable those less able to use the path, but this would also be subject to extensive

consultation. Given the fact that the Footpath 14 bridge has still not been installed after three years of footpath closure, it was unlikely that this would be achieved. Cllr Chambers commented that the Footpath 14 bridge would cost £10,000 to build. As this has already taken three years and it still isn't installed, Dark Lane would be unlikely to get a bridge.

The Chairman reverted to the agenda:

Cllr Parish Superfast Broadband:
There are no further updates and Gigaclear are not present in the village despite reporting that works would commence before June 2018.

(Two members of the public left the meeting at 9.45pm)

Cllr Chambers commented that he would advise the Clerk of funding opportunities for the Robert Reed Hall and other initiatives, and left the meeting at 9.48pm

Cllr Thomas Environmental Report:
Dog fouling spray: it is too wet to deploy at this time.

Cllr Slade Youth Club update
Only one child has attended the youth club. Cllr Slade and the Clerk will re-evaluate both the age range, the day and time, and the activities on offer. **ACTION: TS & CLERK**

Cllr Lashko Community initiatives: summer picnic
Cllr Lashko commented that given the poor response to the Youth Club, it would be more beneficial to provide an attraction such as the Guide Dog Tea Party rather than rely on the picnic to increase community cohesion.
The revival of the Village Show was discussed, along with the Irene Cranwell 'Happiest Dog' trophy. These initiatives will be further progressed.

18.45 Finance

Finance Summary:	Balance Brought Forward: £32,799.36
	Plus Income £0.00
	Less Feb Payment £1,191.16
	Total available to Council £31,558.20

Savings account: Given the costs associated with the replacement of the Robert Reed Hall, it was agreed that this item would go on hold.

Powers & Duties: who and what the PC can provide funding for

18.46 Clerk's updates:

Chairman's signature..... 1st May 2018

Pavilion:

Sign from High Street: ongoing.

Play Area:

Annual safety assessment: The Play Inspection Company: completed
Recommendations: Broadmead Leisure has quoted £1,095 to carry out the recommended repairs but this excluded repairs to the boat, which needs a greater level of work. Next agenda.

Highways issues:

Church Road: drain blocked: scheduled for major works
Reported: 2500491: on ECC website as 2501345:
not requiring immediate action. To be completed
by end November 2017. Chased Cllr Moran 7.2.18
& 22.2.18

Royston Road bridge over brook: Rights of Way: completion: Mar 17.
To be completed 2018/19.

Football posts: funding: ongoing.

Dog Fouling marker spray: to be distributed at the next meeting.

Litter Pick: a vote of thanks was offered to all those who turned out and to the ladies of the WI for providing the refreshments. Special thanks were extended to those who cleared the ditch on the B1039 at Bilden End, and transported the waste to the collection point.

Mill Causeway Pumping Station: the Clerk advised that she had a long conversation with Anglian Water which was detailed in an email to Councillors:

Fresh water is getting into the main sewer from an unknown source.

The underground pipes are not sealed so ground water can seep in.

The Clerk advised that Anglian Water that many of the road drains are blocked – Mill Causeway/Chrishall Grange Road; Palmers Lane outside the school again; Loveday Close. Also that the grips haven't been cut to take the road water into the ditches.

The Clerk also advised about the high number of wells, which Anglian Water were not aware of, and that one is directly in line with the Mill Causeway pumping station.

The Clerk advised there are a number of spring fed ponds, and that many ditches which should flow don't.

Anglian Water will start investigations with Essex County Council and the road drains, then contact the Environment Agency about the wells, which should have some sort of discharge system, then landowners about ditches.

Anglian Water will also investigate whether any surface water drains are connected which would vastly increase the amount of fresh water in the system – many properties in Crawley End, for example, have extensions and the roof water may go into the sewer rather than a soak away.

Anglian Water will keep the Parish Council apprised of any actions going forward.

Essex Police: it was agreed that the Clerk will contact the Village Hall Committee regarding use of the Chapel Hall. The Police will be asked to attend the pavilion with a view to it being used as a Police base when they are in the village.

ACTION: CLERK

18.47 Annual Parish Meeting: agenda items

Defibrillator: demonstration

World War 1: centenary of the end of WWI: proposals for the declaration of peace celebrations.

Parish Plan: 10 year achievement update

Village Organisations:

Chrishall School

Village Library

History Archive

WI

18.48 Correspondence

Stop Stansted Expansion	Briefing meeting on plan app
UDC	Briefing meeting 26.3.18
	Monthly green waste lorry dates
Essex Police	proposed parish meeting: 16.5.18 7-9pm
EALC	GDPR: NALC training and DPO training
Cllr Moran	Broadband: request for those with poor service to make contact (Walden Local)
	Essex Highways comment

Chairman's signature..... 1st May 2018

Mr & Mrs McDermott Request to address PC re plan app.

18.49 Date of next Parish Council Meeting: Tuesday: 7.30pm
1st May, 5th June, 3rd July 4th September, 2nd October, 6th November
Annual Parish Meeting: 22nd May

Meeting closed at 10.10pm

Chairman's signature..... 1st May 2018