



**Minutes of a Meeting of Stoke Hammond Parish Council held at
Stoke Hammond Community Centre, Bragenham Side, Stoke Hammond
on Tuesday 5th December 2017 starting at 7.30pm**

Present: Cllrs Greg Noble (Chairman), Mavis Berrow, Geoff Lane, Mike Robinson (Vice Chairman), Karl Johnson, Hazel Turner, Sue Severn - Parish Clerk, 15 members of the public and later at 8.45 pm District Cllr Ben Everitt

1. **To receive apologies for absence.** Cllr Donna Page, District Cllr Neil Blake, County Councillor Janet Blake
2. **Declarations of interest:** None
3. **Public Participation Session**
 - Mr Malcolm Brown opened the discussion on the development within the village by stating that he had written to AVDC copied to the Rt Hon John Bercow MP. He said he didn't see all the development happening elsewhere that Stoke Hammond is experiencing. In reply the Chair stated that everyone was waiting for the final VALP. The Parish Council had spoken at the development control meeting that discussed both the Brook Farm Close and the Fenny Road developments, stating the council's opposition. It appears that while the plan has not been adopted developers will put in as many plans as possible.
 - Mr Patrick Mullins stated that AVDC planning department is not fit for purpose. They are not implementing the conditions on the sites for example parking, access, etc. Contractors had stated to him "This village is a nightmare where the sewerage is concerned as we don't know where it is going!"
 - Mr White, the owner of Tyrells Manor, asked at what point the public could object to the Fenny Road development. Outline planning has already been passed, but the public and Council may comment on design, layout and appearance now, but comments must be relevant to planning law and regulation.
 - Mrs Brenda Mullins asked what the situation was with regard to clearing the brook. Despite repeated emails, telephone calls no response has been received and nothing has been done.
 - Layby: Fly tipping has been taking place in the layby Cllr Hazel Turner, among others has reported the situation. It was suggested that others should try and report it to the Highways authority.
 - At the end of the meeting District Councillor Everitt presented a report that District Councillor Neil Blake in his capacity as Chair of AVDC had prepared. He told the meeting that AVDC had had to lose people but cost savings of £2 million was the result. They were concerned about the Chancellor's budget that had mentioned one million houses between Oxford and Cambridge, this included Milton Keynes which had councillors concerned. It is extremely important that the VALP is passed, it is an extremely important document. Newton Longville is due to get 1855 homes. There is still no news on the Unitary authority.
4. To approve the minutes of the meeting held on Tuesday 7th November 2017
The minutes were signed as a true and proper record.

5. Finance

- a) To agree the electronic payments list and ratify any payments made outside of the meeting. The items below were authorised for payment at the meeting.

Payee	Detail	£
Mrs S Severn	Net salary £288, office provision £50, expenses £69.60	£390.85
G Noble	Expenses: October	£22.89
Stewkley Enterprise Agency	Grass cutting October/November + end of season bonus	£359.56
CS Grounds Maintenance	Village grass cutting / hedge trimming	£80.00
All Day Electrical	Rewiring Christmas tree power supply/socket	£275.00

- b) To agree the accounts. The accounts for October and November were agreed as circulated.

6. **Planning:** The Chair reported on the current situation with regard to **the Dolphin** application. Mr John Bercow MP has commented on it, and the Highways are querying the entrance and the amount of parking spaces allotted. There are 112 documents on the planning site relating to this development currently.

Land East of Fenny Road: 17/04457/ADP

Approval of Reserved Matters pursuant to outline permission 14/03000/AOP for appearance, landscaping, layout and scale of a residential development of 74 dwellings

- The Parish Council objected to this development initially. Detailed planning consent does not appear to deal with traffic and highways concerns, nor the following points:
 1. Egress from the site is underestimated at 3-6 cars in morning rush. This cannot be correct. The PC would ask that Highways is re-consulted before planning permission is given.
 2. A pedestrian crossing is mentioned, details need to be checked for health & safety.
 3. Concerns were expressed by parishioners and councillors regarding increased traffic at the junction. The recent northern M1 junction 11A has already increased traffic flows through the village with 'rat running' vehicles and Highways must be asked to re-visit traffic predictions which the PC does not believe to be accurate.
 4. On the design side the vernacular does not meet existing properties within Stoke Hammond. (In particular the large windows to the blocks of flats).
 5. The materials indicated are out of keeping with the village vernacular. It is at the start of the village, and is first thing visitors will see on entering Stoke Hammond.
 6. The PC will submit MVAS data on traffic numbers if helpful.
 7. The houses are outward-facing with retained hedge on Fenny Road with a fence behind the hedge ('secure by design'). Retained hedges **MUST** be retained to preserve the outlook for neighbouring properties. Cutting down existing hedges, and replacing with new hedging plants is insufficient to provide 'safe design'.
 8. In the original plans a wildlife barrier was included between Tyrells Manor (a Grade II listed building) which is not shown on the detailed plans which now appear to include 8 houses on this boundary line.
 9. A neighbouring landowner will contact you separately regarding the boundary hedge and land ownership in that area and has brought the issue to the attention of the PC.
 10. There is a drainage ditch at the bottom of the site, which drains into the neighbouring land without access to a water course which has been blocked by development in Bragenham Side (still under construction). Rainwater run off is a concern that was raised by parishioners.
 11. The PC would ask that a condition of planning permission is that any trees or hedgerows removed during construction or during site preparation must be replaced with mature hedging trees.

7. Highways, Land

The Chair reported that the pedestrian crossing has, at last, been repainted. Joyriders have caused damage to the Parish Council land behind the Community Centre. A chain will be erected at the entrance to prevent another incident. Joyriders have also damaged the junior football pitches on the sports ground. The gate is now being closed although vehicles can access the ground at other points.

The Chair reported that the 3.5 acres of land adjacent to the community centre is now owned by the Parish Council, the purchase having completed at the end of November. Full public consultation will take place to assist the PC in understanding the requirements of the community for recreation and leisure, for which this land is designated. A villager commented that the Parish Council should be congratulated on the purchase.

8. Stoke Hammond Community Association

The Chair reported in Cllr Page’s absence.

The senior citizens’ Christmas meal had been attended by twenty six people, the High Ash Choir had entertained. The Chair took the opportunity to thank all those that had assisted in any way. Cllr Mavis Berrow thanked the SHCA for putting on the meal, which had been delicious.

Ten banqueting tables and 80 new upholstered chairs are being purchased. Chris Page has resigned as Treasurer but will stay on until someone else is found. The Chair apologised for the late delivery of SH News this was due to a delay at the printers.

9. Communication

SH News, Parish Council News. Nothing to report

10. Report on meetings attended on behalf of Parish Council. No meetings attended.

11. . Community Transport Scheme

Cllr Robinson reported that the scheme was still alive but the main problem was lack of drivers. 18 trips have been undertaken, and on a couple of occasions the scheme has been unable to deliver. An advertising campaign to obtain more drivers will take place but DBS checks need to be carried out driving licences scrutinised before allowing people to volunteer their time.

12. Date of next meeting

Tuesday 3rd January 2018. The Chair wished everyone a very happy Christmas.

The meeting closed at 9.00pm there being no other business.

The above is a correct record of the meeting.

Chair

Date.....