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**STANSTED MOUNTFITCHET PARISH COUNCIL FULL COUNCIL**

MINUTES of a meeting of the FULL COUNCIL held at 7.30pm on Wednesday 29th September 2021 in The Mountfitchet Exchange, Crafton Green, 72 Chapel Hill, Stansted, Essex

**PRESENT** Cllr M Caton (Chairman), Cllrs A Barnes, G Braeckman, P Davies, A Guney, J Hogg,

J Hudson, M Jessup, J Kavanagh, A Khan, J O’Brien, F Richards and G Sell

**ATTENDING** Mrs Ruth Clifford – Parish Clerk

Mr Dan Schlanker – Communications Officer

Dist Cllr Melvin Caton

1 member of the press

5 members of the public

Representatives from Columbia Threadneedle Investments and Kanda Consulting

Representatives from Luxus Homes

**173** **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Thomas Smith who had an unexpected family matter to deal with. Having been proposed by Cllr Richards and seconded by Cllr Sell it was unanimously

**RESOLVED** to accept apologies for absence from Cllr Smith.

Apologies from Dist Cllr A Dean were also received.

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**PUBLIC PARTICIPATION**

Four members of the public address the Council with the following issues:

a) the planning application re land at Pines Hill, flooding, additional waiting restrictions and Grove Hill.

b) the visit by Cty Cllr Lee Scott (Essex Highways) and the planning application re land at Pines Hill.

c) the planning application re land at Pines Hill

d) Appeal for SpeedWatch volunteers and the flower bed at Blythwood Gardens

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**174** **DECLARATIONS OF INTEREST**

a) The Chairman declared a non-pecuniary interest as she lives not far from the proposed development site at Pines Hill.

b) Cllr O’Brien stated that he knows a relative of the owners of the proposed development site at Pines Hill.

**175 LAND NORTH OF STANSTED AIRPORT**

The Chairman welcomed Alex Bright of Kanda Consulting who in turn introduced Samantha Hadland of Columbia Threadneedle Investments(CTI). Sam has presented to the Council previously and was now in a position to share the latest proposals for re-development of the brownfield site commonly known as “The Old Airport”. It is likely that a planning application will be submitted towards the end of 2021.

Samantha said the intention is for the site to provide accommodation for e-commerce, life sciences and logistics, the 3 fastest-growing sectors in the UK. If the proposals are approved, then up to 2,000 jobs would be provided during the construction period and circa 3,500 employees based on the site post- completion. CTI are in discussion with Stansted Airport with regard to discounted travel for people working on the site and also with Harlow College regarding the Stansted Airport College (SAC) and transport links.

Cllr Sell commented that he was aware that CTI had engaged proactively with officers and members at UDC. He would like to see pupils from SAC feeding into employment on the site, if approved. He hoped

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that there would be sports provision for the village. Samantha stated that there would be health/exercise provision for employees on-site. CTI are in discussions with UDC regarding possible sports provision for the village on another site closer in where there may be land available but not the cash. The Chairman stated that she was not aware of any discussions with UDC regarding Stansted’s sports provision and asked Samantha to ensure that the Parish Council was included in any further talks.

Cty Cllr Gooding referred to the pressure on early years provision in Stansted and stated that he hoped the proposals would give on-site childcare and nursery provision for the children of employees. Samantha stated that they were in discussions with Essex and were aware of the situation. Cllr Davies thanked Samantha for her presentation; he believed it would be good to see a brownfield site developed to add value in the south of the district. Cllr Barnes referred to the ration of split between the three business types and Samantha said the lean would more likely be towards e-commerce and life sciences. In answer to Cllr Kavanagh’s question, there were no discussions with Wren Kitchens for a distribution centre but they would welcome them on site!

Samantha concluded by saying that there would be further public engagement during October and she would send further details across to the Parish Council within the next week or so. The Chairman thanked Samantha and Alex for attending and they left the meeting.

**176 LAND EAST OF PINES HILL**

The Chairman welcomed Joel Fayers of MPC and Peter Biggs and Greg Thabit for Luxus Homes, proposed developers of a site to be discussed under agenda item 13(1) and on which the Council had received a previous presentation in June 2021. Joel outlined the public consultation process that had been undertaken. Peter Biggs stated the case that UDC’s Local Plan is nowhere near completion and there is no 5-year housing land supply. The subject land is in the Metropolitan Green Belt but is only scores a “moderate” rating.

The Chairman commented that she believe the village was a victim of hostage to developers because of the lack of a Local Plan. Mr Biggs disagreed. The Chairman questioned the community benefits to be delivered under the scheme and these were listed as an increase in the percentage of Affordable Housing (15 units instead of 12) and 4 starter homes.

Cllr Sell stated his view that the site was not “sustainable” - it is on the outskirts of the village, has no community benefits and is a great distance for people to walk to a shop or play area for children – any development here would be car dependent. Mr Biggs stated that things have changed since the last presentation – UDC’s out of date Local Plan, the pressing need for housing in the area, the increased level of Affordable Homes and the lower density proposed by this developer when compared with the refused applications.

In response to a question from Cty Cllr Gooding relating to the educational provision required under a S.106, Mr Thabit confirmed that the provision of starter homes would not affect this and was not designed to avoid any obligations on the part of the developers.

There being no further questions, the Chairman thanked the various representatives for their attendance.

**177 PAUL CHAMBERS – TOUCHPOINT**

The Chairman welcomed Mr Chambers to the meeting and he gave a presentation on progress made by the TouchPoint organisation with particular regard to the café which is operational at the Day Centre and being well received by the community. They have been successful in some of their grant applications and more are to follow. Cllr Sell congratulated the group on its achievements to date and Cty Cllr Gooding stated that he also had some funding available for one-off grants.

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**178** **TO RECEIVE THE MINUTES OF THE FULL COUNCIL MEETING HELD ON 8th SEPTEMBER 2021**

**RESOLVED** To accept the minutes of the Full Council meeting held on 8TH September 2021 as a true and accurate account subject to the correction of two typing errors.

**179** **TO RECEIVE AN UPDATE ON PROGRESS SINCE THE LAST MEETING**

PP – social media appeal for SpeedWatch is being arranged.

152 – no suggestions received yet.

158 – quote accepted.

**180** **TO RECEIVE THE CHAIRMAN’S REPORT –** Attached

The Chairman read her report to the meeting.

**181 TO RECEIVE A DISTRICT COUNCILLORS’ REPORT –** Attached

Dist Cllr Caton’s report had been circulated prior to the meeting. He added a comment about the rating of “moderate” land within the Metropolitan Green Belt. Cllr Sell added:

a) Roger Harborough will be retiring soon. At the October meeting Cllr Sell will be raising points about the payment of the Highways Panel money and the fact that Parish and Town Councils need to be involved in the discussions about larger sites submitted as part of the Call for Sites (raised by Scrutiny Committee). The Chairman confirmed that the Parish Council will contact officers at UDC about this following the Scrutiny committee’s comments.

**182** **TO RECEIVE THE COUNTY COUNCILLOR REPORT**

Cty Cllr Gooding referred to the site visit by Cllr Lee Scott, Cabinet Member for Highways. Following that meeting significant conversations have taken place with senior officers and there would be further meetings held with a view to achieving an overall solution for the village. With regard to the decision on bollards for Grove Hill, Cllr Gooding has represented the case to challenge the officers’ decision on this. There are a number of drains to be jetted in the village and he is seeking funding to address the issue of flooding at the build-outs on Church Road. Similarly, work is required in Coltsfield to prevent the flooding occurring there. The drains in Old Bell Close will also be jetted but on his last visit, in the rain, they were all running clear.

The Chairman reminded members of the time and standing orders which state the meeting should end at 10pm. She asked if members wished to defer any items as they would not get through all of the business on the agenda this evening. Following brief discussion it was

**RESOLVED** to defer items 14, 15 and 18 to the next meeting and suspend standing orders to enable the remaining items to be considered.

**183 FINANCE**

**a) To approve the list of payments**

The list of payments was circulated to members ahead of the meeting. It was

**RESOLVED** To approve the list of payments

**b) To receive the summary income and expenditure statement to 31st August 2021**

This was circulated to members ahead of the meeting and noted.

**184 TO CONSIDER GRANTING A LICENCE TO OCCUPY CRAFTON GREEN HOUSE TO TOUCHPOINT**

The Clerk reported that the Management Agreement was still under discussion with TouchPoint but would be circulated to all members prior to sign-off.

Having been proposed by Cllr Sell and seconded by Cllr Richards, it was unanimously

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**RESOLVED** to agree to grant a Licence to Occupy Crafton Green House to Touchpoint.

**185** **TO CONSIDER THE LIST OF PLANNING APPLICATIONS RECEIVED**

**1 UTT/21/2730/OP – LAND EAST OF PINES HILL**

**Outline planning permission with all matters reserved except access, for up to 31 no. dwellings**

The Parish Council objects due to the following reasons:

The site lies within the Metropolitan Green Belt. At its last review, UDC made no amendments to this policy. The Parish Council sees no exceptional circumstances to warrant permission being granted. (NPPF 2021 para.140). We do not consider the addition of up to 3 more Affordable Homes to be a “very special circumstance”.

Ecological reasons – Loss of habitat for wildlife and protected species. We note the holding objection submitted by Place Services Senior Consultant and the request for further and more detailed assessments.

Outside Village Development Limits

Access – object to the vehicular access out onto B1383, a road which is at, or very close to, capacity. There is also the blind crest of the hill to the north. There will be loss of trees to provide the necessary sight-lines. The footways alongside this road are completely inadequate and unfit for purpose putting pedestrian safety at risk.

**2 UTT/21/2753/HHF – 13 BENTFIELD END CAUSEWAY**

**Single storey porch, internal alternations and replacement and new windows and doors**

No Objection

**3 UTT/21/2760/HHF – 13 BENTFIELD END CAUSEWAY**

**Demolition of existing garage and proposed home studio**

No Objection

**4 UTT/21/2786/FUL – LAND ADJACENT EL GRANERO, BURTON END**

**Demotion of existing structures and erection of 4 no. detached dwellings with ancillary car parking and private amenity space.**

The Parish Council objects as this is outside development limits and within Countryside Protection Zone.

**5 UTT/21/2754/HHF – 31 GILBEY CRESCENT**

**Front single storey extension**

No Objection

**6 UTT/21/2763/HHF – 37 BENTFIELD ROAD**

**Removal of existing conservatory and garage, erection of part double storey and part single storey side extension.**

No Objection

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**7 UTT/21/2848/FUL – GOSLING BARN, 51 BENTFIELD END CAUSEWAY**

**Section 73A Retrospective change of use from paddock land to garden land (since 23/12/2011). New outdoor swimming pool and pool house with plantroom and air source heat pump.**

No Objection

**8 UTT/21/2594/FUL – CHIMNEYS, 44 LOWER STREET**

**Change of use from part Guesthouse/part residential to residential**

No Objection

**186 TO CONSIDER A MOTION PROPOSED BY DIST CLLR AYUB KHAN RELATING TO THE 20% UNIVERSAL CREDIT UPLIFT**

The motion, also put before Uttlesford District Council, had been circulated ahead of the meeting. Cllr Davies commented that it was very black and white and he would have preferred to see other avenues explored and an adjustment of the taper rate. Cllr Richards commented that many people in receipt of UC are in employment and still require the uplift to make ends meet.

Having been proposed by Cllr Sell and seconded by Cllr Richards, but with 3 abstentions, it was

**RESOLVED** to support the motion tabled by Cllr Khan.

**187** **TO REVIEW AND RE-ADOPT THE GENERAL COMMUNICATIONS AND SOCIAL MEDIA POLICY**

Cllr Davies commented that he could not support the revised document. He believed the role of councillors is to help with positive messages and to be able to reply to comments made. He wants to promote the good work that gets done. However, he still believes that the other policy which he had circulated to the group was preferable to this one. Cllr Richards stated that factual information should be posted but it didn’t stop members having their own opinions.

The Chairman considered that the feeling was that the policy should be subject to further review and proposed that its adoption be deferred pending a further meeting of the working group. This was seconded by Cllr Jessup and unanimously agreed.

Meeting Closed 10.17pm

**ACTION POINTS**

Open Spaces Committee – To receive the minutes of the meeting held on 1st September ’21 – deferred until the Full Council meeting on 20th October ‘21

F&GP Committee – To receive the minutes of the meeting held on 15th September ’21 – deferred until the Full Council meeting on 20th October ‘21

To consider adopting the Equality and Diversity Policy – deferred until the Full Council meeting on 20th October ‘21