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**STANSTED MOUNTFITCHET PARISH COUNCIL FULL COUNCIL**

MINUTES of the FULL COUNCIL meeting held on Wednesday 4th October 2023 at 7.30pm in The Mountfitchet Exchange, Crafton Green, 72 Chapel Hill, Stansted Mountfitchet, Essex

**PRESENT** Cllr M Caton (Chair), Cllrs A Barnes, S Ghosh, A Guney, P Jones,

J Kavanagh, A Khan, A Love, J O’Brien and T van de Bilt

**ATTENDING** Mrs Ruth Clifford – Parish Clerk

Mrs Emma Philbrick – Deputy Clerk

PSCO Alex Stewart

Cllrs Braeckman, Hogg and Prior – via Zoom

1 member of the press

3 members of the public (2 via Zoom)

**188 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Braeckman – University, Cllr Hogg – Holiday, Cllr Prior – Working and Cllr Sell – Attending a UDC meeting.

**RESOLVED** To accept the apologies for absence from Cllrs Braeckman, Hogg, Prior and Sell.

**PUBLIC PARTICIPATION -** None

**189 DECLARATIONS OF INTEREST -** None

**190 TO APPROVE THE MINUTES OF THE MEETING HELD ON 13TH SEPTEMBER 2023**

**RESOLVED** To approve the minutes of the meeting held on 13th September 2023 as a true and accurate account.

**191 TO RECEIVE AN UPDATE ON ACTION POINTS FROM THE LAST MEETING**

173 – Office to invite the current managing director of MAG to a meeting – Done and someone from management at MAG will be attending the meeting on 15th November.

173 – Airport Working Group to look at increasing membership – Ongoing

**192 TO WELCOME PCSO ALEX STEWART**

PSCO Alex Stewart gave members an update including the issue of Tru-cam devices to monitor speeding vehicles which results in automatic points and fines for drivers caught. He then answered questions from members.

The member of the press arrived at the meeting.

Cllr Prior joined the meeting during this item via Zoom.

Cllr Braeckman joined the meeting during this item via Zoom.

**193 TO RECEIVE A REPORT FROM THE CHAIR, CLLR MAUREEN CATON**

Attached

**194 TO RECEIVE WRITTEN DISTRICT COUNCILLOR REPORTS**

None – Some members voiced their disappointment that reports from, and/or attendance by, District and County Councillors was sparce.

**195 TO RECEIVE A WRITTEN COUNTY COUNILLOR REPORT**

None

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**196 FINANCE**

**a) TO APPROVE THE LIST OF PAYMENTS**

The list of payments was tabled and the Clerk advised that Cllr Jones had checked the schedule against the invoices before the start of the meeting. The list of payments was approved.

**b) TO RECEIVE THE INCOME AND EXPENDITURE STATEMENT TO 30TH SEPTEMBER 2023**

This was tabled at the meeting. The Clerk confirmed she had no worries at this stage and that the Internal Audit was being carried out on Monday.

**c) TO NOTE THE VAT RETURN TO 30TH SEPTEMBER 2023**

The Clerk presented this and it was noted by members.

**197 TO CONSIDER THE LIST OF PLANNING APPLICATIONS**

1. **UTT/23/2225/HHF – 16 BENTFIELD GREEN**

**Proposed new electric entrance gates with brick piers to replace existing manual oak gate and oak posts.**

No Comment

**2 UTT/23/2215/FUL – EASTFIELD STABLES, MAY WALK**

**S73 application to vary condition 2 (approved plans) of UTT/21/2687/FUL (Improvement of existing vehicular access point and the construction of a single storey “wellness hub” building and associated car, cycle and motorcycle parking area) allowed on appeal in order to amend the approved plans.**

This is one piece of a many-faceted jigsaw that is being developed piecemeal and the developer needs to clarify what the overall development will look like. For this reason we request that this application and application UTT/23/2239/FUL should be considered together.

The Parish Council objects to this application for a number of reasons.

* Does not meet car parking standards.
* The landscaped area also appears on application UTT/23/2239/FUL as a car parking area. Surely it cannot be two different things at the same time.
* This application changes what would have been 3 individual units with separate doors into 1 single unit which may or may not be sub divided in the future. We consider there is a distinct possibility that the applicant will at some point in the future endeavour to make this a residential building.
* If you are minded to approve this application, we request a condition preventing future residential use.

Cllr Sell as District Councillor is calling this application in.

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**3 UTT/23/2239/FUL – LAND AT THE STABLES, MAY WALK**

**Erection of 3 holiday let cottages**

This is one piece of a many-faceted jigsaw that is being developed piecemeal and the developer needs to clarify what the overall development will look like. For this reason we request that this application and application UTT/23/2215/FUL should be considered together.

The Parish Council objects to this application for a number of reasons.

* Does not meet UDC’s car parking standards.
* The Parish Council raises concerns regarding the “road across the paddock” shown on the application. In other applications related to this site this “road” has no set route or destination. In the original application from 1993, only an access off the B1051 was approved not a road. The Parish Council would object to any through route on the site in order to protect the bridleway.
* We do not consider that this new application has overturned the reasons for the refusal of the previous application (UTT/23/1223/FUL) in that:

a) The internal door widths do not comply with Part M4 3.24 of the Building Regulations which requires door widths – internal and external – to be

850 mm.

b) The site is not allocated in the Stansted Mountfitchet draft Neighbourhood Plan nor the UDC emerging Local Plan for residential or business/commercial development and will contravene Core Policy 3 which states that “there will be presumption in favour of Sustainable Development within the existing built area”. This site does not fall within that area.

Cllr Sell as District Councillor is calling this application in.

Cllr Jones suggested arranging a meeting with Planning to discuss the May Walk site.

**4 UTT/23/2187/DFO – LAND NORTH OF STANSTED AIRPORT**

**Reserved matters comprising external appearance, layout, scale and landscaping for Phase 1 pursuant to Outline Consent UTT/22/0434/OP; comprising 22,637 sqm (GEA) commercial/employment floorspace predominantly within Class B8 Classes E(g) and Class B2 car parking, cycle storage, servicing, plant areas, landscaping and other associated works.**

The Parish Council neither objects to or supports this application which is only for Phase 1. We expect that by the time the whole development is completed, all of the requirements will have been delivered including:

Reprovision of the youth football pitches

Pedestrian and cycle links

Wellbeing facilities

Traffic management for vehicles leaving the site

All other provisions contained in the now published draft S106 agreement

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**5 UTT/23/2304/LB – NORMAN HOUSE COTTAGE, ALSA STREET**

**Change 2no. interior upstairs bedroom doors and frames from a modern narrow boarded pine to a traditional oak ledged door and oak door frame. Change the secondary stair banister to an oak newel post, handrail and balustrades.**

No Comment

**6 UTT/23/2362/HHF – 13 ST JOHN’S ROAD**

**Proposed rear single storey extension to replace existing conservatory**

No Comment

**198 TO CONSIDER ADOPTING THE FOLLOWING POLICIES:**

**a) MEMORIAL SAFETY POLICY**

The Clerk advised that this policy related to the Cemetery memorials so the policy name would be changed to Cemetery Memorial Safety Policy. Members unanimously

**RESOLVED** to adopt the Cemetery Memorial Safety Policy

**b) STREET NAMING POLICY**

Having been proposed by Cllr Jones and seconded by Cllr Kavanagh, it was unanimously

**RESOLVED** to adopt the Street Naming Policy

**c) GRANTS POLICY AND GRANT APPLICATION FORM**

Cllr O’Brien detailed proposed changes he would recommend. Having been proposed by Cllr Jones and seconded by Cllr O’Brien, it was unanimously

**RESOLVED** to adopt the Grants Policy and Grant Application Form with the outlined changes made.

**d) MEMORIAL TREES, BENCHES AND PLAQUE POLICY**

Cllr Barnes read out changes he would make to the policy. Having been proposed by Cllr Barnes and seconded by Cllr O’Brien, it was unanimously

**RESOLVED** to adopt the Memorial Trees, Benches and Plaque Policy with the changes suggested by Cllr Barnes.

**199 F&GP COMMITTEE – TO RECEIVE THE MINUTES OF THE MEETING HELD ON 20TH SEPTEMBER 2023**

The minutes of the meeting were received.

Meeting closed at 8.23pm

**Action Points**

197 Ask Planning for a meeting to discuss May Walk