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**STANSTED MOUNTFTICHET PARISH COUNCIL FULL COUNCIL**

MINUTES of a meeting of the FULL COUNCIL held at 7.30pm on Wednesday 17th January 2024 in The Mountfitchet Exchange, Crafton Green, 72 Chapel Hill, Stansted Mountfitchet, Essex

**PRESENT** Cllr M Caton (Chair), Cllrs A Barnes, A Guney, J Hogg, P Jones, A Khan,

A Love, J O’Brien, L Prior and T van de Bilt

**ATTENDING** Mrs Ruth Clifford – Parish Clerk

Mrs Emma Philbrick – Deputy Clerk

Cllr J Kavanagh – via Zoom

1 member of the press – via Zoom

4 members of the public – via Zoom

**324 APOLOGIES FOR ABSENCE**

Apologies for absence received from Cllr Braeckman – University, Cllr Ghosh – Work, Cllr Kavanagh – unwell and Cllr Sell – UDC meeting.

**RESOLVED** To accept apologies of absence from Cllrs Braeckman, Ghosh, Kavanagh and Sell

Apologies for absence also received from District and County Cllr Gooding as he is also attending the UDC meeting.

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**PUBLIC PARTICIPATION**

One member of the public spoke regarding his objections to planning application UTT/23/3198/HHF.

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**325 DECLARATIONS OF INTEREST -** None

**326 TO APPROVE THE MINUTES OF THE MEETING HELD ON 13TH DECEMBER 2023**

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

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

305 – Clerk to contact UDC urgently regarding the review of the car parking tariffs – Done. Meeting held and this item is on the agenda for consideration.

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

Attached

Cllr Khan asked what Cty Cllr Gooding could do about the boundary changes as he feels that nothing will change their minds and he won’t be able to get any changes made. Cllr Caton pointed out that as our representative, he can take forward our comments and objections to this.

Cllr van de Bilt advised that he had spoken to someone at Elsenham Parish Council regarding this and they too object to it. It was agreed that the office would contact Elsenham Parish Council with a view to working together on an objection.

**329 TO RECEIVE WRITTEN DISTRICT COUNCILLOR REPORTS**

District reports received from Cllr Gooding and Cllr Sell and both were read out at the meeting and are attached to the minutes.

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Cllr Jones stressed that any doubts regarding the Local Plan makes it even more important to get the Neighbourhood Development Plan through. The Clerk advised that we have been taking advice from a Planning Consultant who UDC are paying to assist us. She has vast experience in this field and has helped get other plans through. The Clerk will be spending the next couple of weeks working through the suggestions. The hard work now will hopefully stop any further hold ups along the process.

**330 TO RECEIVE A WRITTEN COUNTY COUNCILLOR REPORT**

Report from Cty Cllr Gooding read out at the meeting and is attached to the minutes.

**331 FINANCE**

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

The invoices were checked against the list of payments before the start of the meeting by Cllr Hogg.

With no questions, the payments were approved

**b) TO NOTE THE VAT RETURN TO 31ST DECEMBER 2023**

The VAT Return to 31st December 2023 was noted.

**332 PLANNING APPLICATIONS**

**1 UTT/23/3198/HHF – LONG VIEW, HIGH LANE**

**Erection of a detached outbuilding incorporating solar panels to the south facing roof**

The Council previously objected to a similar application at this address in 2019 due to it being out of keeping with the street scene as it is a tall, raised structure close to the front boundary. Buildings along this stretch of High Lane tend to be set back further away from the road. It appears to be out of scale to the footprint of the original host dwelling.

We reiterate those objections and believe that this is even worse than the previous application. We also share the same concerns as the neighbours about loss of light and privacy to their property.

**2 UTT/23/3164/HHF – 25 ST JOHN’S ROAD**

**Proposed ground floor wrap around extension, floor plan alteration, loft conversion with dormer.**

No comment

**3 UTT/3162/HHF – 3 SANDERS CLOSE**

**Single storey rear extension & garage conversion with fenestration changes within a conservation area.**

No comment

**4 UTT23/3161/HHF – 51 CHAPEL HILL**

**Conversion of loft for habitable accommodation, single storey rear extension, and the enlargement of existing lightwells to basement to facilitate the use as a home office.**

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No comment provided the conditions laid out by Place Services are adhered to.

**5 UTT/23/3236/DFO – LAND TO THE EAST OF HIGH LANE**

**Details following outline application UTT/22/0457/OP for the erection of 30 no. dwellings, parking, landscaping, access and all associated development – details of layout, scale, landscaping and appearance.**

This has already been approved at the Outline Application stage. The Council wishes to seek community benefits in the form of a financial contribution to a community building and, for community safety, the provision of a continuous footway along one side of High Lane to prevent crossing and re-crossing by pedestrians. Clerk to ask Maria Shoesmith to arrange for a meeting to take place between the Parish Council and the developers to discuss this further.

**6 UTT/23/2976/FUL – CRAFTON GREEN HOUSE, 72 CHAPEL HILL**

**Installation of Chiller Unit outside community building**

We have no further comments to add to this but the Clerk will speak to Touchpoint and ask them to consider the visual effect and do as much as they can to ensure the chiller blends more into its surroundings.

**7 UTT/23/3116/HHF – 8 LOWER STREET**

**Two storey side extension**

No objection but we would like it noted that this is a poorly presented planning application with minimal detail provided. We don’t really understand the drawings. There seems to be two front door accesses shown and two staircases. Potentially going to see this converted into flats?

**8 UTT/23/3208/FUL – FORMERLY KNOWN AS THE CANADA SHED, PARSONAGE LANE**

**Replacement of existing buildings with 2 no. storage units**

No comment

**333 WINDMILL SUB-COMMITTEE – TO RECEIVE THE MINUTES OF THE MEETING HELD ON 6TH DECEMBER 2023**

The minutes of the meeting were received.

**334 F&GP COMMITTEE – TO RECEIVE THE MINUTES OF THE MEETING HELD ON 10TH JANUARY 2024**

The minutes of the meeting were received.

**335 TO CONSIDER THE APPROVAL OF THE BUDGET FOR 2024/25**

A copy of the revised draft budget was circulated to members ahead of the F&GP Committee meeting on 10th January. With no changes, this was circulated to them again with the Full Council agenda.

Cllr O’Brien talked about the big increases and why they were needed. After a brief discussion, during which many members voiced their understanding of these

increases, and having been proposed by Cllr O’Brien and seconded by Cllr Khan, it was unanimously

**RESOLVED** To accept the draft budget for the financial year 2024/25

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**336 TO SET THE PRECEPT FOR THE FINANCIAL YEAR 2024/25**

Having been proposed by Cllr O’Brien and seconded by Cllr Jones, it was unanimously

**RESOLVED** To set the precept for the financial year 2024/25 at £477,766.

Cllr O’Brien explained that this raises the Band D tax to £139.51 per year, an increase of 9.09% or 22p per week, also at Band D.

Cllr Hogg gave thanks to Cllr O’Brien and the rest of the team involved for all of their hard work on the budget which has taken many hours.

**337 TO CONSIDER THE COUNCIL’S RESPONSE TO THE CONSULTATION ON MANAGEMENT OF UDC CAR PARKS AND CHARGES.**

Members were asked to set up a Working Group to draft a response to the consultation. Members were not in favour of this and instead will email their comments into the office. Cllr O’Brien volunteered to help the office collate the responses. These need to be in by 24th January 2024 to give enough time for the office to draft a response, send to Cllrs for approval and submit by the deadline on 2nd February 2024. Cllr Caton said she would circulate comments from the Economic Development Working Group and Stansted Business Forum as and when they were available.

Meeting closed at 8.37pm

**ACTION POINTS**

328 Office to contact Elsenham Parish Council

332 Clerk to ask Maria Shoesmith to set up a meeting between the Parish Council and the developer

332 Clerk to speak to Touchpoint

337 Members to email their comments to the office by 24th January 2024