

# WHITE COLNE PARISH COUNCIL

Minutes of the Extraordinary General meeting held at White Colne Village Hall on  
**Tuesday 15 August 2023 at 7.30pm**

Present: Cllr Batchford, Cllr Bond, Cllr Drizen, Cllr Taylor (Chairman) Cllr Wilson  
Also present 2 members of the public

## **571.APOLOGIES FOR ABSENCE**

Cllr G Spray and Cllr G Courtauld. The Parish clerk was on annual leave.

## **572.DECLARATION ON INTERESTS BY MEMBERS ON ITEMS SHOWN ON THIS**

**AGENDA** - None

## **573.PUBLIC QUESTIONS AND STATEMENTS**

A statement was made by the owners of Broom Farm, who stated that when they bought agricultural buildings in Colne Park Road they had been renovated to a good standard. They referred to the demolition of the bungalow at Brooms Farm and erection of 2 bungalows, along with the history of the outline planning permission for replacement of existing and sold land. They stated the current application is for the land closest to the access to the northern plot and would improve access to Brooms Farm and considering new application and previous applications they had commissioned reports that: Addressed the concerns about the lack of access but did not agree with other BDC reasons. They commissioned a tree report to look at the hedge which recommended a new hedging benefit rural character and would be willing to work with Council and planners to ensure the new building met the relevant conditions.

## **574.TO RECEIVE REPORTS FROM ESSEX COUNTY COUNCILLOR AND BRAINTREE DISTRICT COUNCILLORS** - None

## **575.PLANNING MATTERS**

(a)Applications:

23/01775/OUT            Brooms Farm Colne Park Road White Colne Essex CO6 2QN    Outline planning application with all matters reserved except access, for the erection of 1no. dwelling.    Expiry date: 22 August 2023

The Council considered the comments made along with the papers presented for the planning application. It was considered that the Village Design statement is the Council's policy when considering all planning applications. Following a show of hands, the Council objects to the application 4 in favour, 2 abstained. The Council objects on the grounds that it does not fall within the Village Design Statement and fails to meet sustainability criteria.

## **APPEAL NOTICES**

The following notices were noted:

23/00025/VAR Land Adjacent 35 Colne Park Road White Colne Essex

Variation of Condition 3 (No commercial use) of permission 19/00645/FUL granted 14/08/2019 for: Proposed domestic equestrian arena. Variation would allow the wording to read as follows' The equestrian arena hereby approved shall be used solely for the

exercising of horses and associated equestrian activities for domestic use only. No commercial users, including livery or a riding school, shall take place whatsoever.'  
Planning Inspectorate Ref: APP/Z1510/W/23/3320712 Appeal start date: 8 August 2023  
Deadline for representations - 7 September 2023

23/00291/VAR Land Adjacent 35 Colne Park Road White Colne Essex

Variation of Condition 3 (User of site) of permission 12/01330/FUL granted 23/11/2012 for: Erection of 2 no. stables and feed room. Variation would allow the wording to read as follows 'The building(s) hereby permitted shall be used solely for the stabling of horses and storage of associated equipment and foodstuffs, for domestic use only. No commercial uses including livery or as a riding school or industrial or other storage use shall take place whatsoever.' Planning Inspectorate Ref: 3320713.

Appeal start date: 8 August 2023 Deadline for representations – 7 September 2023

#### b) DECISIONS

The following decision was noted:

23/01250/FUL Land South of Parish Hall Bures Road White Colne Essex Replacement of existing garage/storage building with building suitable for Class E use. Decision REFUSED

#### **576. COUNCIL ADMINISTRATION**

a) To discuss and consider a scheme of delegation for the clerk

The Council had received several examples of the Schemes of Delegation for Pc's and following a discussion:

It was agreed that the Scheme of Delegation for Ettington PC be approved as the model for the Council Scheme of Delegation to formally adopt having been customised for WCPC.

#### **577. VILLAGE HALL**

a) To discuss resurfacing the village hall car park

The Council considers that the car park areas and driveway, along with the "garden area" outside the main door of the village hall require refurbishment. This would include road planings for all surfaces, extending the main car park to the hedge, providing a border for the garden areas and covering these with a suitable permeable covering. The work to include re-installment of the car park gate. The council also considered the importance of considering installing a double gate to the car park. A drop kerb was also agreed at the boundary to the hall driveway in line with picket fence.

It was unanimously agreed that the Chair will liaise with the contractor that provided the initial quotes along with other contractors to seek alternative quotes.

#### **578. HIGHWAYS**

a) To discuss the problem of surface water running down Bures Road

The Chair informed the Council about a resurfacing project on Bures Road and that the ditch that appears to be blocked is on WCPC land and therefore the Council needs to consider remedial actions. Following a discussion about local knowledge of the issue the Council agreed to ask a contractor to investigate the nature of the blockage near the football pitch.

#### **579. CORRESPONDENCE RECEIVED – None**

#### **580. ITEMS FOR THE NEXT AGENDA**

Village Hall Car Park

Surface water Bures Road

Allotment holders letter

**581. Date of next meeting - Tuesday 19 September 2023**

There being no further business, the parish council meeting closed at 20.28pm

Approved minutes of previous Parish Council meetings may be inspected by arrangement with the clerk