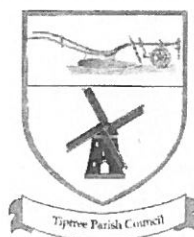


TIPTREE PARISH COUNCIL



MINUTES OF THE FULL COUNCIL MEETING of TIPTREE PARISH COUNCIL

The Full Council Meeting of the Tiptree Parish Council took place in the Small Hall at the Community Centre, Caxton Close on Tuesday 4 October 2022 at 7.45pm.

Present: Cllrs

Jonathan Greenwood (Chairman)	Michael Maud (Vice Chairman)
Colin Bigg	Ed Birkin
Ashley Girling	Stuart Gulleford
Christian Kitley	A (Tony) Peck
Simon Phillips	Sandra Redgewell
Diana Webb	Barbara Wood
Mark Woodcraft	

Present: Staff

The Clerk to the Council	The Deputy Clerk
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Also in attendance: ECC Cllr J Jowers & CBC Cllr R Mannion

At the opening of the meeting, the Chairman asked for a minute's silence, as this was the first meeting of the Full Council, since hearing the news of the passing of Her Majesty, Queen Elizabeth II.

- 089/22 **Apologies for Absence:** – Apologies for absence were Received and Noted from: CBC Cllr R Smithson and Parish Cllr. S Allen-Shepherd
- 090/22 **Declarations of Interest** – Cllr Redgewell declared an Interest in item 105/22 as a member of that Organisation. As the interest was non-pecuniary, she was enabled to remain in the meeting when the item was discussed.
- 091/22 **Chairman's Remarks:** The Chairman thanked Councillors for the respect during the minute's silence, and stated his pleasure in being able to proclaim the new Monarch, King Charles III when Tiptree's proclamation was read out.
- 092/22 **Questions and statements from the public** – None
- 093/22 **Minutes of the Full Council.** The minutes for 6 September 2022 were **unanimously approved for signature** by the Chairman.
- 094/22 **(a) ECC Cllr Verbal Report:** Cllr Jowers reported on 3 matters for the Council: (i) The LHP process, which he reported as being broken. There are too many projects, funding is too light and reduced every year, consequently projects just stall at the LHP stage. He is therefore looking to move a number of Tiptree LHP issues from LHP, back to Highways – Specifically, the Factory Hill 4-way crossing, the Pedestrian

crossing at ASDA, and the Newbridge Rd traffic study. He also stated he would be running a traffic study at Hall Road, and would be pushing for the pavement at the Ship Inn to be moved to Highways. (ii) Levelling Up – Cllr Jowers stated that he believed the levelling up agenda locally would produce a number of unitary authorities within Essex, all headed by an elected Mayor - How that would affect towns and Parishes was yet to be seen. (iii) Attendance – Cllr Jowers stated that as he is also Deputy Mayor for Colchester, he has been inundated with events, and this has made attendance at parish meetings somewhat difficult. Councillors then asked Cllr Jowers questions regarding the road issues within Tiptree (potholes) and also Braxted Hill (subsidence). Cllr Jowers stated he would speak with Cllr Scott at Essex Highways on the matters.

(b) CBC Cllr R Mannion verbal Report: (i) Birch Wood – Cllr Mannion wanted to know if any residents had come forward regards purchasing the site privately – No credible efforts were known at that time. (ii) Brook Meadows appeal – Cllr Mannion stated that he would be attending and speaking on Day 1. (iii) CBC Local teams meet – Cllr Mannion had arranged for a visit with the CBC local teams head on October 19th. (iv) SOS bus for rough sleepers – Cllr Mannion stated he was trying to get the attendance of the vehicle in the village.

095/22 **Payment Lists:** The payment lists for September 4th and September 18th (*previously approved by email*) were reviewed and it was **RESOLVED unanimously to approve the payments.**

096/22 **Neighbourhood Plan:** The Chairman reported that the Regulation 16 Consultation by CBC on our Neighbourhood Plan would end on October 12th. CBC have begun their search for an Examiner for the plan. The Kler appeal (Brook Meadows) was discussed, in particular the report issued by Place Services, and what this meant for CBC's defence. It also meant that defence of the Wildlife site now rested on the Neighbourhood Plan, and the support garnered from Essex Wildlife. The Chairman also mentioned the ongoing A12 widening project, and its effect on the Neighbourhood Plan – **It was Proposed, seconded and unanimously agreed that the Parish Council register itself as an Interested Party in the A12 widening examination.** Other areas of concern for the Neighbourhood Plan that have been responded to are: the Tolleshunt Knights development, and the proposed crossing at Appleford Bridge with Maldon DC. **The remainder of the report was unanimously received and noted.**

097/22 **External Audit:** The clerk reported that the response from the External Auditor had been received. There was an issue raised, where the Asset Register had not recorded the disposal of both Mynott Court and the old Tractor (thereby overstating the assets by £40,000). Council noted the issue and **RESOLVED that the Asset register would be re-stated at the next audit.**

098/22 **Community Fridge:** The clerk reported that the expected Grant request had not been received from the Community Fridge project, but an email had been received. The contents were read to council, requesting use of the Community Centre Small Hall, as the library use had not yet been finalised. Council reviewed the request and debated the merits. After debate, it was **unanimously agreed that the Small Hall could not accommodate the Community Fridge.** The concerns over security, times of use, existing customers who could not be re-arranged, all overrode the very recent request for hire for an indefinite time period.

- 099/22 **Grove Road Toilet:** The clerk reported that the toilets had now re-opened. There had been some further vandalism (graffiti) which had been reported to the police. It was also noted that the Head Groundsman had found a significant portion of wrought iron to enable the "Security Door" requested by Cllr Bigg previously. The door has been assigned to our metal work contractor to piece together, and would be installed as soon as possible. The camera project at £500 was to be held in abeyance until the trial with the security door had provided some indication of its usefulness. Council **unanimously agreed to receive and note the report.**
- 100/22 **Birch Wood:** The recommendation of the Policy and Finance Committee was to not bid on the site, based on the ongoing costs for maintenance of the site, the lack of staffing available, and the upcoming projects soon to be opening up such as Warriors Rest etc. Councillors raised the value of the site in terms of Green Space, ancient woodland, and its proximity to the Local Wildlife Site (LWS) at Park Lane. It was **proposed, seconded, and by majority, agreed to accept the P&F recommendation for a no-bid.**
- 101/22 **Community Centre:** The design for Solar Panel and storage had been submitted to the Government's contract Finder website: There has been interest, and a number of site surveys. The bidding closes on Friday 21st October, and results will be provided to Council at the next Full Council Meeting.
- 102/22 **Receipt of Minutes:** Council determined to receive and note the minutes "en bloc", and **unanimously agreed to receive and note the minutes of:**
- | | |
|----------------------------|-----------------|
| Planning Committee | 02 August 2022 |
| Amenities Committee | 09 August 2022 |
| Highways Committee | 16 August 2022 |
| Policy & Finance Committee | 16 August 2022. |
- 103/22 **Poppy Appeal request:** A request from Cllr Allen-Shepherd for use of the Small Hall on Oct 27th and Nov 16th for the Poppy Appeal was **Unanimously APPROVED by Council.**
- 104/22 **Bank Reconciliations:** Cllr Wood re-iterated that the reconciliations were correct up until August, but had not yet received the September paperwork. **The report was received and noted.**
- 105/22 **Land Transfers:** The clerk reported on two matters: **(a) Allotments** – The intended handover of the Allotments by Crest Nicholson at the Nine Acres site had not yet occurred, and the site was not yet ready for handover. The clerk had requested an update from both Crest and CBC. **(b) Colchester Road Lease to Tiptree Heath FC** – The Clerk reported that (i) a request for Floodlighting the site had been received from Tiptree Heath, and Councillors were asked to approve the request, to enable them to apply for Planning Permission. After discussion, it was unanimously agreed, provided the neighbouring homes had been consulted and would not object. (ii) the draft lease had been prepared by the Council's legal team, and 4 areas of concern had been identified. The issues were discussed and unanimously agreed as follows:
- (a) Sub-letting – An awareness that the Lessee wants other footballing organisations to share the ground with them. The Parish Council would be

happy to encourage this, provided no relationship of landlord and tenant nor security of tenure arises.

- (b) No issues with the 30-year Lease (as opposed to 25 year).
- (c) Reserved Rights: Whilst there are no water course/minerals of value known on the site, we see no reason for them to need to remove this clause. Legal to investigate as to why they feel we need that removed? It is a standard item, and we would rather it be kept in.
- (d) Site obligations on return of the lease - the site is already much improved, with work the Council have allowed them to complete in anticipation of the lease. A photographic record of the site would suffice to enable matching the obligation on return.

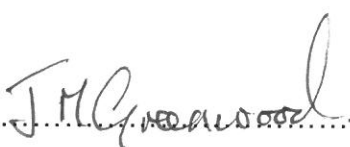
106/22 **Brook Meadow PROW consultation:** Council reviewed the PROW consultation map provided, and confirmed their unanimous support for the PROWs. **It was unanimously agreed that the Clerk write to ECC Highways (PROW) in support of the application.**

107/22 **Financial Overview: The spend against budget to-date was discussed, received and noted.**

108/22 **Exclusion of Press and Public: It was Resolved, that under the Public Bodies (admission to meeting) Act 1960, the press and public be excluded from the Meeting for the consideration of the remaining items of business** on the grounds they involve the likely disclosure of exempt information falling within Schedule 12A (S3) of the Local Government Act 1972

109/22 **Staffing:** Staffing matters were discussed.

The Chairman then closed the meeting at 21.18 pm.

Signed.......... Date.....1 - Nov 2022.....