

Parish Council of Ugley

Minutes of the Parish Council Meeting of Ugley held on Monday 10 September 2024 at 7.00pm, in the Ugley Village Hall

Present:

Cllr. Nick Shutes (Chair), Cllr. Nick Bowers, Cllr. Matt Francis,
Cllr. Jonathan Harding, Cllr. Clayton Powter, Cllr. Roger Pryor
and Mrs. Louise Johnson (Parish Clerk).

Members of the Public:

District Cllr. Janice Loughlin and County Cllr. Ray Gooding.

- 1. To receive and approve apologies for absence:** Cllr. Elizabeth Reay.
- 2. Declarations of interest:** Cllr. Pryor and Cllr. Powter declared an interest on number 6 of the agenda, planning. Cllr. Pryor has a pecuniary interest in S62A/2024/0058 and UTT/24/1449/FUL, Cllr. Powter is employed by Cllr. Pryor.
- 3. Approval of the Minutes:** The minutes of the meeting held on Monday 8 July 2024 were approved and signed by the Chair as a true and accurate record.

4. District Councillor's Report.

Cllr. Loughlin said that not a lot happens at UDC during August.

The Draft Local Plan was voted through by Residents for Uttlesford at the Full Council meeting.

A workshop on the Local Plan was held at the Ugley Village Hall on 2 September.

Cllr. Shutes changed the order of the agenda. Planning applications was moved to the end of the meeting.

5. Parish Clerk's Report

The internal auditor's report had been circulated to all councillors.

Proposal: Ugley Parish Council adopt the Risk Assessment.

Cllr. Shutes proposed, Cllr. Pryor seconded; the vote was carried unanimously.

Proposal: Ugley Parish Council adopt the amended Standing Orders.

Cllr. Shutes proposed, Cllr. Harding seconded; the vote was carried unanimously.

Proposal: Ugley Parish Council adopt the New Finance Regulations.

Cllr. Shutes proposed, Cllr. Powter seconded; the vote was carried unanimously.

As Cllr. Reay was absent, the new bank signature is carried over to the next meeting.

The Parish Clerk received a request for a memorial for two brothers that had died. The family live in Ugley Green. The Parish Council was very sympathetic and would certainly

consider a memorial or a plaque to the brothers placed on or near the village green. However, more information was required. The Parish Clerk to contact the family.

Cllr. Gooding joined the meeting.

6. Financial Report.

Balance	£7,587.63
Hilbery Turf	£192.00
Hilbery Turf	£192.00
Balance	£7,203.63

The two BACS payments and the bank statement were signed by Cllr. Shutes and Cllr. Pryor.

7. Essex County Council report.

Cllr. Gooding said that not a lot happens in August.

County Councillors are now allowed to nominate work in their area for Essex Highways to carry out. This has been successful. Cllr. Gooding has reported the potholes in Snakes Lane as well as some in Stansted.

There is a large hole on the pavement in Patmore End, caused by a three-section BT damaged manhole cover, it is just right of the Chequers Public House. This has been reported to Highways, Cllr. Gooding said he would chase it.

Cllr. Pryor asked if Cllr. Gooding could also chase the blocked drain in Bury Lodge Lane. This had been reported to Highways, but the road belongs to Stansted Airport, therefore the airport would be responsible for the maintenance. However, Cllr Gooding said this is still a public highway and he would chase it.

Cllr. Gooding said he has still not received the report on the subsidence in Ugley Green.

8. Any Other Business (no decisions can lawfully be made).

It was agreed to ask Hilbury Turf to cut the paths from the Green Place to the Old Place and from the Chequers along the B1383

The water pump on Ugley Green requires sanding down and painting.

Cllr. Pryor, Cllr. Powter, Cllr. Loughin and Cllr. Gooding left the meeting.

9. Planning application.

9.1. UTT/24/1449/FUL Erection of 2 semi-detached self-build dwellings with associated landscaping work and change of use of the existing side garden to C3 dwelling houses. Land North of Wades Hall Cottage, Cambridge Road, Ugley.
No Comment.

9.2. S62A/2024/0058 Application for 16 houses including 40% affordable housing and associated infrastructure at Land East of Ugley Village Hall.
This application has been submitted as a S62A.
Ugley Parish Council feel very strongly against this application.

Ugley Parish is a small rural village. The proposal of erecting a housing estate at the entrance of Ugley is inappropriate and over development in the countryside, it would urbanize the village. The houses are not in keeping with the grade II listed buildings that would surround the estate.

The site is isolated and is not sustainable, in that amenities can only be accessed using motor vehicles. No facilities are within walking distance. Cycling would be too dangerous, either on the B1383 into Stansted or the narrow country lane with eight sharp bends, poor visibility and no pavements, into Elsenham. The frequency of the bus service is not adequate for employment purposes.

There are no shops, schools, doctors' surgery, railway station, children's play areas and very little employment.

The Parish Council are also concerned about the sewage. There is no main sewage system in the vicinity of the proposed development and the developer has not said conclusively how they will deal with this problem. The plans submitted say.

An appropriate engineered designed sewage system comprising of either septic tanks or swage package treatment plants (whichever is deemed most suitable) will be the means to dispose of foul waste.'

The site was not proposed as part of the 'Call for Sites' exercise before the new Local Plan was drafted, and there is no doubt that it would not be included if it was proposed now.

If this development is agreed, it will surround three sides of Ugley Village Hall. It will reduce the number of parking spaces, which could see a reduction in the hiring out of the hall, something which the hall depends on for revenue. Ugley Village Hall is over 100 years old and in need of modification and repairs. It is the only hall in the village.

As this application is so close to Ugley Village Hall, Ugley Parish Council ask for a payment within the Section 106 to be paid to the Ugley Village Hall. This request is made without prejudice to the Parish Council's position with regards to the application itself.

Decisions by UDC.

- 9.3.** Proposed first floor rear extension and internal alterations for additional bedroom, bathroom and storage space. North Hall Farm North Hall Road Ugley Essex CB11
Decision Approved.

- 10.** The meeting finished at 8.45pm.