

Parish Council of Ugley

Minutes of the Parish Council Meeting of Ugley held on Monday 26 February 2024 at 7.00pm, in the Ugley Village Hall

Present:

Cllr. Nick Shutes (Chair), Cllr. Roger Pryor (Vice-Chair),
Cllr. Nick Bowers, Cllr. Matt Francis, Cllr. Jonathan Harding,
Cllr. Elizabeth Reay and Mrs. Louise Johnson (Parish Clerk).

Members of the Public: 26

- 1. To receive and approve apologies for absence:** Cllr. C Powter and Cllr. J Loughlin.
- 2. Declarations of interest:** Cllr. Pryor declared a precrural interest on number 4 on the agenda, Pelham Structures to redevelop the former gravel pit that surrounds the village hall. Cllr. Pryor owns the land and therefore was not present at this part of the meeting.
- 3.** Cllr. Shutes clarified that the Bollington Hall land was not on UDC's draft Local Plan.
- 4.** Samuel Bampton (SB) from Pelham Structures gave a talk on the redevelopment of the former gravel pit that surrounds the Village Hall.

SB said that Pelham Structures are a local firm. This is a brown field site that now lies redundant, planners tend to look very favourably on brownfield redevelopment proposals.

The vehicle entrance in Pound Lane will be made wider, with extra car parking spaces for walkers using Linnets Wood.

The site is proposing 16 new properties, 4 of which will be affordable. The price of a three-bedroom house would be around £640,000. The developer does not receive money on the affordable housing. The construction vehicles will not park on Pound Lane a compound will be made on the site.

The site will be landscaped and there will be a 10% biodiversity net gain compensating for losses of habitat on the development site. The site will include installing bat and hedgehog boxes. Ecology Surveys are being carried out and so far, have not found any endangered species.

A resident said that there are great crested newts on the land which are an endangered species, as well as foxes, badgers and rabbits. SB replied that the Ecology Survey so far had not found any great crested newts, but the surveys were still ongoing.

SB said that Pelham Structures will be the developer.

A resident said that the land and the Village Hall had been gifted by Nancy Tennant. It is thought that it was gifted for the wildlife and the benefit of the community. SB said that a search had been carried out on the land and no covenant had been found.

The development would take away some of the car parking spaces at the Village Hall. A resident stated that at events like the Farmer's Market all the spaces were required.

SB said UDC have a policy for how many car parking spaces are required for the size of the hall. Ugley Village Hall is allowed to hold 80 people standing, and the new size car park will cater for that.

SB said the development would take about one-year to build. The usual working times for a building site are 8am – 5.30pm five days a week. There will be no streetlights on the site.

Cllr. Shutes wanted confirmation that the construction vehicles would travel along the B1383 and turn on to Pound Lane, not come through Elsenham and around Ugley Green. SB said this would be in the construction management document which sets out all the best practices.

A resident voiced concerns regarding the social housing and young families living in Ugley. This development would not be sustainable. There are no shops, schools, play parks, restaurants, pubs or train station in the village. SB said that the village has a good bus service, much better than many other villages, residents found this statement questionable.

Residents were greatly concerned about the entrance for the construction vehicles being on Pound Lane. There are no paths along Pound Lane and residents from HFT use the road with their carers to reach the bus stop on the B1383.

Cllr. Shutes asked if Pelham Structures would consider taking down the village hall and building a new one. Ugley Village Hall is one hundred years old and needs modernisation. If it was re-positioned on the car park it may make it possible for the construction vehicles to enter the site via the B1383.

Matthew Robinson, Chair of the Village Hall said the hall was built in 1920 as a memorial hall to those who had died in the First World War. Matthew has part of the Trust Document which he would review. A resident said she would be able to obtain the whole Trust Documents for members of the public to look at. There was also the Lawrence Family to consider who had paid for the smaller room to be added.

Matthew said a Village Hall Committee meeting was being held next week and this new proposed development would be on the agenda to discuss, any decisions would then go to the Trustees of the Village Hall.

Cllr. Reay asked if a new village hall is something that could be added to a Section 106 agreement. SM said that it could be but there would have to be some compromises with the other payments that developers must pay to, for example the payment to Essex Highways, schools and the NHS, otherwise it would not make the project viable.

SB was happy to liaise with the Village Hall Committee.

Cllr Shutes asked, if the development went ahead would SB come to Parish Council meetings to listen and take on board problems or concerns that residents may have?

SB said he would be happy to attend.

The site is surrounded by National Heritage Housing, Grade I or Grade II listed. The proposed site of the new housing does not fit in with this surrounding houses. One Grade II listed house butts onto the new development, will there be any kind of boundary. SB said he agreed that the colour may need to be changed on some of the proposed new housing, the boundaries would have a small fence with hedging, but he was happy to liaise with the owner of the adjacent house to see what boundary they would like.

SB said the five trees were going to be felled.

Residents did not want this development to go ahead. Ugley is a village that is made up of hamlets and Ugley Green, it is important to keep these small rural villages. They also felt that this development would devalue their properties.

All but one member of the public left the meeting.
Cllr. Roger Pryor joined the meeting.

5. Approval of the Minutes.

The minutes of the meeting held on Monday 15 January 2024 were approved and signed by the Chair as a true and accurate record.

6. Open to the public.

Matthew Robinson said that the single finger sign by Dellows Lane was laying on the ground and the base is rotten. He was willing to repair the sign. The Parish Council thanked him.

There are also some three chevron signs in the village that need repairing. The Parish Clerk is to report them to Highways.

7. Planning.

Consultation for Essex mineral Local Plan Review.

7.1. UTT/21/2704/FUL Change of use of land for a single Gypsy/traveller pitch. Land at the North Hall Road, Henham. **Essex Highways have now removed their objection to this application and recommended that the proposal is acceptable.**

Gone to appeal.

7.2. UTT/21/3549/FUL Proposed erection of 9 dwellings. The Chequers, Cambridge Road, Ugley. **Ugley Parish Council's objections will be forwarded to the Inspector.**

Appeals.

7.3. UTT/22/2037/FUL 2 3-bedroom houses. Land to the north of Lavenir, Cambridge Road, Ugley. **Appeal dismissed.**

8. Clerk's Report

Dates for meetings 2024 were circulated.

An email had been received from a resident of Ugley Green about the amount of litter on the side of the road as you come into Ugley Green off Cambridge Road.

Unfortunately, UDC no longer send their litter picking vehicle around the villages anymore. There are also issues regarding safety, this road is dangerous for pedestrians, it is narrow with many bends. For the Parish Council to arrange a litter picking day would not be prudent. Therefore, the village relies on the good nature of the residents to pick up any litter they may see.

There are four attractive old white road signposts in and around Ugley Green which have been partly knocked down. One at the top of Fieldgate Lane, one at each end of Dellows Lane and one at the end of Pound Lane. Matthew Robinson has kindly agreed to repair the one at the end of Dellows Lane, the Parish Clerk is to arrange for a quote to repair the other three signposts.

9. Annual Review of Proposal.

Ugley Parish Council adopt the circulated Standing Orders.

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

- 10. Proposal:** Ugley Parish Council adopt the circulated Financial Regulations.
Cllr. Shutes proposed, Cllr. Reay seconded; the vote was carried unanimously.
- 11. Proposal:** Ugley Parish Council adopt the circulated Code of Conduct.
Cllr. Shutes proposed, Cllr. Harding seconded; the vote was carried unanimously.

12. Financial Report.

The Parish Clerk had asked UDC for the £500 Home Bonus to go the Ugley Village Hall. Proposal Ugley Parish Council give a grant of £500 to St. Peter's Church to help with their ground maintenance costs.

Cash Statement, January 2024.

Total £8,733.44

- 13. Any Other Business (no decisions can lawfully be made).**
Cllr. Shutes informed members of the sad news that David Cross's wife had passed away. The Parish Clerk will send a condolences card on behalf of the council.
- 14.** Cllr. Reay said the verges along Patmore End Road are becoming damaged again. Cars are not use the passing places; they are just driving on the verge when passing oncoming traffic.
- 15.** Cllr. Bowers said the drainage off Ugley Green is still a problem, resulting in floods. Cllr. Shutes said he would arrange a time and day to meet Cllr. Bowers to see what action could be taken.
- 16.** The meeting finished at 9.10pm.