

# **Parish Council of Ugley**

## **Minutes of the Parish Council Meeting of Ugley held on Monday 11 September 2023 at 7.00pm, in the Ugley Village Hall**

### **Present:**

Cllr. Nick Shutes (Chairman), Cllr. Matt Francis  
Cllr. Jonathan Harding, Cllr. Elizabeth Reay  
and Mrs. Louise Johnson (Parish Clerk)

### **Members of the Public:**

Mr. Matthew Robinson, District Cllr. J Loughlin and Essex County Cllr. Ray Gooding

#### **1. To receive and approve apologies for absence.**

Cllr. Nick Bowers, Cllr. Roger Pryor (Vice-Chair), Cllr. Clayton Powter.

#### **2. Declarations of interest: None.**

#### **3. Approval of the Minutes.**

The minutes of the meeting held on Monday 10 July 2023 were approved and signed by the Chairman as a true and accurate record.

#### **4. Open to the public.**

Mr Matthew Robinson raised the following issues.

##### **4.1. Government inspectors' approval of UTT/20/2908/OP. 50 new homes/flats Bedwell Road, Ugley Green:**

- Who is reviewing the Inspectors report regarding an appeal or Judicial review?
- If there aren't grounds for an appeal, who is negotiating the S106?

Cllr. Loughlin said that she was angry that Elsenham Village had negotiated with Rochester Properties for £100,000 in the Section 106 agreement to go towards their new community centre and Ugley Parish Council had nothing, when the development is in Ugley. Cllr. Loughlin has emailed Nigel Brown, UDC's Planning Manager, asking him to explain how this has happened.

Mr. Robinson said the Village Hall is an old building and requires a lot of work, it is desperately in need of funds. Would UDC take the Inspectors decision to a Judicial review?

The Parish Clerk explained that UDC refused this application on 17 November 2022 on the grounds of noise. It went to appeal on 21 March 2023. UDC did not contest the appeal, UDC decided not to spend money on defending their decision. It was therefore not likely that UDC would spend money going to a Judicial review. The only person to speak against the development at the appeal was the Chair of Elsenham Parish Council.

Section 106 agreements are a legal document between UDC and the developer. UDC have a policy that they must engage with Parish Councils regarding Section 106's.

However, UDC did not engage with any Parish Council. The development borders onto Elsenham, as the residents of this development will be using the facilities in Elsenham, Doctors Surgery, shops, school and train station. Elsenham Parish Council contacted the developer and asked for a sum of money for their new community centre to form part of the section 106, which the developer agreed. Elsenham Parish Council wrote to Ugley Parish Council to ask if they were happy that Elsenham received money from this development and Ugley Parish Council said they were.

Cllr. Loughlin said this was unacceptable and she would do all she could to secure some funding for Ugley.

The Parish Clerk explained that the Section 106 has now been signed and agreed by UDC and the developer. Any funding for Ugley would have to rely on the developer's good nature.

Cllr. Shutes said that Ugley Parish Council with the Village Hall Committee could approach the developer directly. Mr. Robinson has already produced a file containing the work and prices the Village Hall requires.

**5. District Councillor's report.**

August is not a busy month for UDC, the only meetings that are held are planning meetings.

The Local Plan is progressing. Section 18 showing all the proposed sites, should be made available on 4 October 2023.

Eastern Park, near Dunmow, for 1,100 new houses, has been agreed.

**6. Cllr. Ray Gooding joined the meeting. The remaining questions from Mr. Robinson were then discussed.**

**6.1. 60 mph speed limit from main road to Ugley Green, this was discussed in August 2021.**

Cllr. Gooding said he had intended for reducing the speed limit on Pound Lane to go before the Local Panel. However, the Local Panel have had their remit changed, so it is no longer appropriate. The problem is that according to Highways Policy, Pound Lane should be a 60mph road. However, the Cabinet Member can override the policy.

Mr. Robinson and Cllr. Gooding will work together to put this suggestion to the Cabinet Member.

**6.2. Large lorries still using the village as a short cut and the width restrictions being ignored.**

Cllr. Gooding said large lorries are still causing a problem by using the roads around the villages. The police have handed out fines and visited Essex Waste. There is not much Highways can do, this problem needs police intervention. The Police do not have the resources to spend a lot of time on this, they are doing the best they can.

Essex County Council receive thousands of complaints, but the council does not have the power to stop them. If the companies are fined, they blame the drivers and say they will dismiss them.

Large lorries are allowed to use North Hall Road, there are no restrictions.

Cllr. Reay asked why a clause could not be added to the Management Terms and Conditions agreements on all planning applications, stating how excess earth from the planning sites must be dealt with. If earth must be moved off the site, it should state the route it is allowed to take.

**6.3. Who is responsible for cutting hedges the s-bend at Ugley Green is dangerous as hedges are encroaching onto the road?**

Cllr. Gooding said landowners are responsible for hedges on their property. ECC do have a standard letter that the Parish Council could send to the residents asking them to cut their hedges.

Mr. Robinson said that the hedges on the S-bend are too dangerous for anyone to cut unless the road is closed. Cllr. Gooding said this may count as a special case and he would investigate it.

**6.4. Why does Ugley not have roads gritted when Elsenham and Henham do?**

Cllr. Gooding said only roads that are on the bus route are gritted.

**6.5. M11 Noise barriers raised 29/3/21 still gaps.**

Cllr. Gooding said he had reported this to Highways England, there was nothing further he could do.

Cllr. Reay reported that the path from The Chequers Public House to the village was so overgrown it was not possible to use it. An eleven-year-old boy, who has just started attending a school in Bishop's Stortford has to walk along this path to catch his school bus.

It was agreed to ask Hilbery Trust for a quote to carry out the work to make the path safe. Cllr. Gooding said Highways are under a lot of pressure with lack of money and resources; the verges are outsourced.

Cllr. Reay said there was a sign by the chicanes in Stansted that is completely obscured by trees.

Cllr. Gooding's 'buddy' is going to investigate the road opposite Foxton Farm on Ugley Green which is subsiding towards the pond.

Mr. Robinson said he felt like Ugley Village was always put on the bottom of the list.

Cllr. Shutes asked Cllr. Gooding to say 'Thank you' to the contractors that had carried out the work on the verges of Patmore End Road. When North Hall Road was re-opened Cllr. Shutes had attended a meeting with the contractors to discuss how all the damaged verges on Patmore End Road would be restored. A year later the improvement to the verges is incredible.

**7. Planning decisions by UDC.**

**7.1. UTT/23/1786/DOC** Application to discharge condition 5 (Completion Lighting Test and Report), condition 6 (Lighting Design Scheme for Biodiversity) and condition 7 (Biodiversity Enhancement Layout). Parsonage Farm, Vicarage Lane, Ugley, Essex. **Approved.**

- 7.2. **UTT/23/1789/CLP** Erection of 1 no detached single storey outbuildings. Newlands Cottage, Ugley Green, Snakes Lane, Ugley. **Approved.**
- 7.3. **UTT/23/1798/DOC** Application to discharge condition 5 (Biodiversity lighting design scheme) attached to The Cottage, Snakes Lane, Ugley. **Discharged in full.**
- 7.4. **UTT/23/1812/OP** Outline application with all matters reserved except access for the erection of 1 no. dwelling and associated work. 3 Bedwell Road, Ugley. **Awaiting a decision.**
- 7.5. **UTT/23/1822/FUL** Proposed new detached dwelling and garage following demolition of existing property. Newlands Cottage, Snakes Lane, Ugley Green, Ugley, Essex. **Awaiting a decision.**
- 7.6. **UTT/23/0985/FUL** 1 no. dwelling with associated car ports and landscaping. Land To The East Of Cambridge Road, Ugley. **Approved.**
- 7.7. **UTT/23/1501/LB** Planning in principle for up to 2 no. dwellings. Land West of The Cottage, Snakes Lane, Ugley. **Decision Approved PIP.**
- 7.8. **UTT/23/1170/HHF** Section 73A Retrospective application for retention of an annexe for ancillary domestic use. Whitemantles, Cambridge Road, Ugley. **Approve with Conditions.**
- 7.9. **UTT/23/0913/FUL** 1 new house with associated car ports and landscaping. Land to the East of Cambridge Road, Ugley. **Approved.**
- 7.10. **UTT/23/1213/FUL** Demolition of buildings under class uses B1, B2 and B8. Erection of 4 new dwellings with associated carports and landscaping works. Land North of The Forge, Cambridge Road, Ugley. **Refused, and appeal has been lodged.**
- 7.11. **UTT/21/3549/FUL** Erection of 9 dwellings, renovation of public house and renovation and extension of existing dwelling. The Chequers, Cambridge Road, Ugley. **Refused.**
- 7.12. **UTT/21/3550/LB** Renovation of public house and renovation of existing dwellings. The Chequers, Cambridge Road, Ugley. **Approved.**

## 8. Clerk's Report.

**Proposal:** Ugley Parish Council accepts the quote from Hilbery Turf of £120 to cut back to the boundaries of the footpath running off Ugley Green.  
Cllr. Shutes proposed, Cllr. Reay seconded; the vote was carried unanimously.

## 9. Finance.

- Cashflow – Circulated.
- The following payments are to be authorised at the Parish Council meeting on 23 October due to the absence of Cllr. Pryor.

Balance	£8,996.71
Hilbery Turf	£192.00
Hilbery Turf	£288.00
L Johnson	£27.96
Balance on 11/9/2023	£8,488.75

**10. Any other business.**

Cllr. Harding said there was concerns from residents that live on Bedwell Road regarding the new development. Mainly, mud on the road and access. The Parish Clerk explained this would all be agreed by UDC in the Management Conditions including start and finish times.

Cllr. Harding reported that airport parking was an issue in the village. Some parts of roads were being coned off, especially for airport parking. Cllr. Gooding said if the cars were parked legally nothing could be done, but the use of cones was not acceptable and should be reported to the police. UDC are organising a meeting on 2 November to discuss airport parking, although Ugley Parish Council have not been invited.

Cllr. Loughlin said that she would be receiving the new home bonus again this year. The Parish Council needs to decide what they would like to spend their £500 on for the village.

Cllr. Gooding said there was to be a meeting in October to discuss the problems on Grove Hill in Stansted. Cllr. Shutes said he would like to attend.

The meeting finished at 9.10pm.