

ABBERTON AND LANGENHOE PARISH COUNCIL

COUNCIL MEETING – 10th January 2022

A meeting of the Council took place on Monday 10th January 2022 at 7.30pm, at the Village Hall, Edward Marke Drive, Langenhoe

Cllrs Present Stephen Wormell – Chairman
 Simon Dougherty – Vice Chairman
 Jonathan Andrews
 Alan Frost
 David Grover
 Doug Kibblewhite
 Malcolm Mattack
 Margaret Palmer-Slatter

Also in attendance – CBC Cllr Davidson, 6 members of public and Clerk

140/21	Apologies for absence Cllr P Hine and ECC Cllr K Bentley	
141/21	Announcements – none	
142/21	Public Questions – none	
143/21	Declarations of Interest Cllr Wormell declared a prejudicial interest in item 147.1/21 Cllrs Mattack and Kibblewhite declared a non prejudicial interest in item 151/21	
144/21	Reports from CBC and ECC Cllrs CBC Cllr Davidson reported that a memorial service was to be held at the Mercury Theatre to commemorate all the borough residents who have died as a result of Covid. The Licensing Cttee are meeting regularly to revoke the licenses of any premises found to be places used for drug dealing. The new Chief Executive of CBC is Pam Donnelly. She is currently a Director of CBC and will take over from Adrian Pritchard on 1 st April 2022. Colchester has applied for City status. The Planning Inspector has returned his representations regarding the Local Plan and this will likely be approved in March. ECC Cllr Bentley will be organizing for the new Portfolio Holder for Highways to visit all the villages and meet with the Cllrs.	
145/21	Minutes of Meeting – 6 th December 2021 The minutes as previously circulated were agreed as a correct record and signed by Cllr Wormell. Proposed by Cllr Dougherty and seconded by Cllr Mattack	

ALPC has considered in great detail both applications, including the vast swathes of accompanying “support” evidence. There is a degree of confusion in respect of some aspects as to which scheme is actually providing the facilities/improvements detailed (see further on in text). ALPC is also disappointed with some of the language used within the applications which could influence their outcome. As an example, the description applied to Abberton as a “hamlet” when it is clearly a village. Elsewhere in the documentation the applicants are keen to stress the existing benefits offered by the “current” village.

With the encouragement of CBC Officers, the Applicant for the 5 unit scheme (Site B) has submitted his application concurrently with Mersea Homes, the promoter of Site A for up to 50 units. Both schemes have a Consultation expiry of 27/1/22, but the target date differs – 23/2 for the 5 and 31/3 for the up to 50! Our Parish Councillors had also questioned why the 2 schemes, running concurrently, in the same location have been allocated different Case Officers (Moss & Calder). There is clearly a need to have one Officer only involved given the impact, close connection, safety and highway issues these proposals will have on our residents. ALPC welcomes acknowledgement and understand that both applications will now be dealt with by the same Case Officer and believe that this will provide some continuity in ensuring that the issues highlighted will be considered to obtain the best outcome for the residents.

By way of historic reference to our views, our Parish Clerk wrote to Mr Ransome of ADR, the promoter for Site A on 23/10/20 (see copy attached) addressing a number of concerns. Disappointingly a number of these major issues have ostensibly been ignored. It will be noted from that correspondence that ALPC actively assisted ADR in helping to publicise the Scheme at that time due to Covid restrictions preventing the Applicants from presenting their proposals in person to our residents. ALPC would like it placed on record that no attempt has since been made to actively engage with either us or our residents. Within that correspondence, it stated that in principle ALPC supported a development on what is now known as Site A, but did make a strong representation to CBC that the density of the site should not exceed 35 properties. This was not accepted by CBC at the time BUT it has unequivocally remained the view of ALPC. It was stressed that the village could not maintain a growth of 55 properties. There were, and still are, a number of

infrastructure issues that require to be properly addressed not least, highway safety and the proposed provision of school parking.

Whilst ALPC welcomes the proposals for a drop off/parking area with 10 school parking places for users of Langenhoe Community Primary School (LCPS), its inclusion in both applications is “questionably inappropriate.” The prospect of parents and small children attempting to cross the busy Peldon Road several times daily during term time during peak times is completely unacceptable. Reference is made to the provision of an uncontrolled/drop kerb crossing and the creation of new footpaths. To propose the installation of a full pedestrian crossing with beacons and zig-zag markings might have given some reassurance that safety was being taken seriously! Pupil/parent safety is paramount. The Parish Council remains in favour of the drop off area being located within the proposals for Site B to the east side of the road. Due consideration and thought must be given if some form of development does take place, for any new residents with children attending LCPS. Assuming both applications are being considered as “a comprehensive” scheme, perhaps all parties to these applications should be encouraged to consult with each other, and produce a scheme that would work in practice to incorporate this proposal.

In terms of the housing proposed, again it would appear our correspondence of 23/10/20 has been ignored. It stated “ we would welcome properties suitable for those wishing to join the property ladder and smaller families. Yet, Scheme A details 35 x 4 bed plus for open market. Of the 15 social/affordable or for rent, although this is only an Outline Application, we would welcome an insight into the bedroom provisions. Scheme B shows 5 detached dwellings.

Another omission is clarity regarding the provision of footpaths that ALPC sought in 2020. Reference is made to improvements to the existing footpath between 39 and 41 Peldon Road and the installation of a new footpath to link up to the proposed pedestrian access to the new development. Whilst improvements to the footpath network are welcomed, these proposals are at odds with the footpath provision contained within the planning application for the east side of Peldon Road (213531) and this needs clarification.

In the Transport Statement 2.16 relating to PIA incidents, it demonstrates that there were no recorded PIA's in the vicinity of the sites in Peldon Road or at the junction with Layer Road. With the speed adopted by many vehicle drivers in this area, we would respectfully suggest that the proposed 55 or so properties could well impact on such an historic finding.

There are a number of stated facts within the various Reports that could be questioned - Section 4.12 states 'It is not considered that the proposals will have a material impact on the surrounding Highways Network' this statement stands out and we question it. There is a quote of a small increase of around 23 vehicles during the morning and 29 in the afternoon at the Peldon Road/Layer Road junction. It is of great concern that there is no immediate reference to any improvements at this particular junction.

The supporting documents make reference to such other items as poor lighting, piping of ditches, surface water, and attention to the service cover by 'Footpath 122-7. No reference is made as to by who and when, these issues are to be addressed.

5.22 on page 16 of the Health Impact Statement reads "The proposed development could support or mitigate against health impacts for our "older" population by ensuring benches are provided in open spaces and provision of dementia friendly street furniture? – ALPC considers this statement to be patronising to our residents. More importantly there will need to be included in the applications greater detail as to practicalities for our residents, i.e. to refer to the availability of current doctors and all local dental practices in order to check their capacity for additional patients would have been more appropriate. Additionally, there appears to be no provision made in either application for amenities for the youth of our villages.

Highway safety as regards access points onto Peldon Road and the Layer Road junction and elsewhere for school children and adults are crucial topics to further investigate and the provision of the most appropriate housing for our villages and residents is also crucial.

ALPC has noted that both applications are now being dealt with by the same officer and believe this will provide the continuity required to ensure that the

	<p>highway, safety and parking issues are dealt with to the best outcome of the residents.</p> <p>To conclude - ALPC remains of the opinion that these current proposals should be rejected on the grounds that combined they;</p> <ul style="list-style-type: none"> • Represent too high a density for the sites • Do not address appropriately the parking issues relating to the school, and • Do not make any reference to addressing the infrastructure needs of integrating this overall development into the current village setting. <p>Decisions - approvals 213088 – Glebe Lodge, Glebe Lane 212757 – Manwood Tye, Mersea Road</p>													
148/21	<p>Correspondence Notification from A&J Lighting of price increase wef 1.2. 22 – noted</p>													
149/21	<p>Finance and Accounts – January 2022 The following accounts were approved for payment, schedule 010/21 and signed by Cllrs Wormell and Dougherty</p> <table> <tr> <td>E-On – streetlight electricity Nov 2021</td> <td>£68.72</td> </tr> <tr> <td>A&J Lighting – maintenance Dec 21</td> <td>£60.90</td> </tr> <tr> <td>A&J Lighting – call outs</td> <td>£206.04</td> </tr> <tr> <td>A&J Lighting – maintenance Dec 21</td> <td>£60.90</td> </tr> <tr> <td>N Power – streetlight electricity – Dec 22</td> <td>£114.24</td> </tr> <tr> <td>Staff costs</td> <td>£318.25</td> </tr> </table>	E-On – streetlight electricity Nov 2021	£68.72	A&J Lighting – maintenance Dec 21	£60.90	A&J Lighting – call outs	£206.04	A&J Lighting – maintenance Dec 21	£60.90	N Power – streetlight electricity – Dec 22	£114.24	Staff costs	£318.25	
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150/21	<p>Bank Reconciliation – November and December 2021 Cllr Mattack had agreed the bank reconciliation</p>													
151/21	<p>Bracken Way Residents Questionnaire Cllr Mattack reported that of 50 questionnaires that were sent out to residents on the Bracken Way Estate, 15 had been completed and returned. From comments made, the majority would be in favour of the restrictions at the entry and exit gates to be identical, but no further restrictions to be put in place. It was agreed to share the results of the questionnaire with the ECC and CBC Cllrs before going back to NEPP. There was some discussion as to the means of communicating the results to NEPP and it was agreed that rather than just provide the results, that any communication to NEPP should make it clear what the Council expects to happen going forward, rather than leaving the decision with them. Cllrs Mattack and Kibblewhite will prepare a report for the CBC and ECC Cllrs.</p>	<p>Action – Cllrs Mattack and Kibblewhite to compose report for ECC/CBC Cllrs</p>												

152/21	Closure of COVID Action Group This matter to be deferred to February 2022	
153/21	Review of Risk Management Policy The policy as previous circulated was agreed. Proposed by Cllr Mattack and seconded by Cllr Wormell	
154/21	<p>Representatives Reports</p> <ol style="list-style-type: none"> 1. Footpaths and Tree Warden – several more litter pickers have been recruited 2. Abberton and Langenhoe Community Association – the Village Xmas event and the Carol Service were great successes again. The monthly social evening was very well attended and the Coffee Exchange is up and running again. 3. Edward Marke trust – nothing to report 4. Church Matters – the new Curate is to be licensed by the Bishop in February and services have recommenced 5. Grass Cutting – nothing to report 6. Neighbourhood Watch – nothing to report 7. Youth Liaison – dance classes have now resumed after the xmas break 8. Finance Working Party – nothing to report 9. Property Maintenance – all OK, but it has been noticed that a resident of Sawkins Drive is regularly driving through the car park to Sawkins Drive and churning up the grass. It was agreed to install a bollard to prevent access. 10. CALC – nothing to report 11. Speedwatch – nothing to report 12. Social Media and Newsletter – deadline for next newsletter is 7th February 13. Highway Issues – nothing to report 	
155/21	Date of next meeting – 7 th February 2022	

There being no other business the meeting closed at 8.45pm