

Ramsden Crays Parish Council



Minutes of the Ramsden Crays Parish Council Meeting held on
Tuesday 14th November 2023 at 7.00pm at Ramsden Bellhouse Village Hall

Attendance:

Cllrs. Jenkins, McPherson-Davis, Kirby & Finn

Cllrs. Buckley, Allen & Sergeant

Parish Clerk/RFO: E Beadle

Approximately 50 members of the public

107/2023 Apologies for Absence

Cllr. Ball

108/2023 Minutes of the Council Meeting held on 10th October 2023

All agreed. Proposed by Cllr Jenkins, seconded by Cllr. McPherson-Davis **RESOLVED** Signed by Cllr. McPherson-Davis.

109/2023 Declaration of Members Interests

To receive pecuniary or non pecuniary declarations of interest on items on the Agenda.

None

110/2023 Reports from County and Borough Councillors

Borough Council

The black sack fortnightly collection rolls out on November 27th. This is being done to improve recycling and will make recycled waste more readily disposable and efficient. If extra black bins are required they may be requested but it must be for a specific reason.

Councillor Sergeant thanked the Parish Council for arranging the Remembrance Sunday Memorial Service which was well attended by the village.

County Council

Locality Fund - Councillors Buckley and Ball hold a locality fund which provides financial help to worthy causes and accredited groups. They will match funding which is being raised for a project, for

example play groups, gardening groups or art projects. If there are any groups that would benefit and be suitable from a donation from funding please let the Councillors know.

Devolution – SELEP (South East Local Enterprise Partnership) is being disbanded and it's powers will be shared throughout Essex.

Budget – The budget remains tight. Council Tax increases are capped at 3% but this increase is shared between all services.

Essex Police & Fire Service have stated that their precept needs to increase to maintain or improve services. Essex Police, Fire & Crime Commissioner Roger Hirst is inviting members of the public to share their views as to how the service could be improved. A survey can be completed on the website www.essex.pfcc.police.uk.

111/2023 Members of the Public

Opportunity for members of the public to comment on agenda items and other matters.

Overgrown shrubs by Crays Hill Park – Clerk to inform Cllr. Buckley

Proposal of Development of 22 Properties – Oak Road, Crays Hill

A resident objected to the application for 22 properties in Oak Road on the grounds that it would increase the properties by 50%, there is currently no power or sewage in the area. Access from either end of the road is extremely narrow and there is poor visibility.

Proposal for change of use on land on Ramsden View Road

A resident objected to the application at Ramsden View Road as it would be out of character for the area and could be linked to other purchases to open a traveller camp. The land is greenbelt and is an unmade road.

A resident objects to the application as the road is already in poor condition and an increase in traffic will cause it to deteriorate rapidly.

A Councillor objects to the application on the grounds that it is greenbelt land and there has been refusal previously. There are no special circumstances to have the greenbelt restrictions lifted and there has been no infill previously in the road. It is entirely not in keeping with the road.

A resident has lived in the road for 7 years with a young family and enjoys the sense of community. Just the threat of the planning application has seen many houses put on the market. He is concerned that it will destroy the sense of community in the road.

A resident and his mother have lived in the road for 60 years and enjoys living in a peaceful community. He is concerned that a hardstanding has already been laid with no permission so clearly they are not people who adhere to rules and it sets a precedent for illegal development.

A resident has lived in the area since the 1990s. He has no objection to the land being developed for housing in keeping with the road but not being used as a traveller site.

A resident has researched the 2017 Basildon Plotlands Study which states that the area is not to be allocated for caravans or mobile homes. Some limited development was permitted and recommends bungalows or chalets.

112/2023 Planning

To Consider

Application No. 23/01263/FULL

Two storey side extension with porch canopy – **1 Hill Farm Cottage, London Road, Crays Hill**

The Parish Council agreed not to object to this application.

Application No. 23/01282/FULL

Demolish existing dwelling and garages/stores and construct 3 No. single storey detached dwellings and associated amenity spaces and parking – **South Lodge, Approach Road, Billericay, Essex**

The Parish Council agreed to object to this application on the grounds that it is overdevelopment of the site on greenbelt land.

Application No. 23/00439/OUT

Erection of up to 22 dwellings with formation of new access from Oak Road (outline application with all matters reserved except for access, layout and scale) – **Land between Crayside Kennels and Westleigh, Oak Road, Billericay, Essex**

The Parish Council agreed to object to this application on the grounds that it is overdevelopment of greenbelt/agricultural land. Construction of 22 dwellings would increase the properties in the road by fifty percent. There is currently no sewage or power to the area and access is via a narrow roadway with poor visibility. Access at either end of Oak Road requires navigation of two very blind junctions. It also fears that permitting this Application would set a precedent for further development in this very sensitive area.

Application No. 23/01139/FULL

Proposed domestic use workshop and storage building – **Willow End Farm, Approach Road, Billericay, Essex**

The Parish Council agreed to object to this application on the grounds that it is inappropriate commercial development of greenbelt land. The Application insinuates that the large steel industrial structure which failed to obtain planning permission has been removed which is not the case. The Parish Council requested that Councillor Allen takes the application to committee and would recommend that a site visit is taken by Planning Enforcement and a report given to the Planning Committee before any decision is made.

Application No. 22/00934/FULL

Reserved matters application in relation to the detailed layout, scale and appearance of new agricultural workers dwellings approved under outline consent reference 20/00198/OUT – **Crays Hall Farm, Church Lane, Ramsden Crays**

The Parish Council agreed not to object to this application.

Application No. 23/01310/FULL

The material change of use of land for the stationing of caravans for residential purposes and hardstanding and day room ancillary to that use – **Land off Ramsden View Road**

The Parish Council agreed to object to this application on the grounds it is inappropriate development of greenbelt land. There have been previous applications for this plot, which have been rightly refused. The area in question is a keystone to further development of a large adjacent plot. This adjacent plot has recently changed ownership and the Council feels there is reasonable concern that the land will be developed illegally and would therefore request that an Article 4 Directive is placed on the land. The Parish Council asked that Councillor Allen requests a submission to take this application to committee to protect the site.

Application No. 23/01099/FULL

Demolition of bungalow and workshop construct 2 No. bungalows, new vehicular access and layout parking and amenity space – **Denby Lodge, Crays Hill Road, Billericay**

The Parish Council agreed not to object to this application.

113/2023 Garden Maintenance

The Parish Council agreed they are very happy with the work carried out by Mr Bowman. Clerk to write a thank you letter. **RESOLVED**

114/2023 Appointment of ABLC Representative

Cllr. McPherson-Davis to remain as representative for the time being. **RESOLVED**

115/2023 Website updates

Clerk to identify Policy Documents to be updated on the website. **RESOLVED**

116/2023 Finance**(a) Expenditure to Consider**

Parish Clerk – Salary for October	£260
M.R. Brown – Cleaning of bus shelters October 2023	£90
Ramsden Bellhouse Village Hall – Fee for November 2023 Council Meeting	£12
D Acton Photographic – Printing services	£193
A Bowman – Gardening Services	£183.99

Proposed by Cllr. Kirby, seconded by Cllr. Finn to pay all items.

All agreed. **RESOLVED**

117/2023 Date of Next Meeting

Tuesday 12th December 2023
Ramsden Bellhouse Village Hall

The meeting closed at 8.05pm

Chairman **Date**