

Ramsden Crays Parish Council



Minutes of the Ramsden Crays Parish Council Meeting held on

Monday 8th July 2024

Cllrs. McPherson-Davis, Jenkins, Kirby, Pusey & Bailey

Cllr. Ball, Cllr. Buckley

9 members of the public

76/2024 Apologies for Absence

Cllrs. Allen & Sargent

77/2024 Minutes of the Council Meeting held on 13th May 2024

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

78/2024 Declaration of Members Interests

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

None

79/2024 Reports from County and Borough Councillors

Councillor Sargent informed the Clerk before the meeting that Basildon Council have arranged dates for the Crunch service within the Borough but Ramsden Crays and Ramsden Bellhouse have been missed. She has raised this with the Council and will let the Clerk know if any dates are arranged.

Essex County Council

Potholes

Under the Members Priority Scheme over 300 potholes have been repaired in Noak Bridge, Crays Hill, Ramsden Bellhouse and Wickford and this is ongoing. The worst affected roads are now being resurfaced rather than just having potholes repaired as this is a temporary fix.

Bus Shelters

There has been difficulty in obtaining new bus shelters due to a main supplier closing down but replacements are now due to be rolled out.

Lord Lieutenant Business Awards

Two local businesses have won prestigious awards for Enterprise. Atlantic Pacific Global Logistics in Basildon and Select Tech in Billericay have won awards for International Trade.

80/2024 Members of the Public

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

Blocked Footpaths: 70 & 157 – Now cleared.

Broken street light No. 4 : Oak Road – Reported

Removal of dead tree in layby outside Highlands, London Road – Reported and follow up email to Borough Councillors

Several members of the public attended the meeting to voice concerns about the Outline Planning Applications submitted to build up to 14 new houses along farmland on London Road. A resident raised concerns about potential speed restrictions and improvement of pavements and road safety in that area as it is a busy road with poor visibility and currently there is only a pavement on one side of the road.

There were further concerns that if the Applications were successful it would infill the few green spaces that remain in the village and there would be no break between Crays Hill and Wickford and set a precedent for further development on green belt land in the village.

The Parish Council and County Councillors recommended that any objections or comments be submitted to the Planning Department via email or letter and objections can be submitted on the Basildon Planning ePortal. All objections need to be submitted before July 16th 2024 and any resident can object, not just properties that are in close proximity to the development that have received consultation letters.

81/2024 Planning

To consider:

Application No. 23/01518/FULL - Appeal

Erection of 4 No. detached dwelling houses with associated parking, hardsurfacing, access and amenity space– **Land Opposite Heyburns, Southlands Road, Crays Hill, Billericay**

This Application was placed on the Agenda for information purposes.

Application No. 23/00353/FULL - Appeal

Proposed single storey rear extension to provide new surgical entrance, reception and waiting area, store rooms, WCs and other associated facilities. Alter car parking layout (Amended Plans)– **Facemed Cosmetic Medical and Dental Centre, Crays Hill, Billericay**

This Application was placed on the Agenda for information purposes.

Application No. 24/00560/FULL

Alterations to front facade with two storey front extension – **The Fens, Crays Hill, Billericay, Essex**

The Parish Council agreed they had **no objection** to this Application.

Application No. 24/00606/FULL

Demolish existing single storey rear conservatory and replace with new single storey rear extension – **Ambleside, Gardiners Lane North, Billericay, Essex**

The Parish Council agreed they had **no objection** to this Application.

Application No. 24/00662/FULL

First floor rear extension– **Clayfields, Pitsea View Road, Billericay, Essex**

The Parish Council agreed they had **no objection** to this Application.

Application No. 24/00677/OUT

Outline application for the erection of up to 9 dwellings and garages (all matters reserved) at land west of Beam End Cottage, London Road, Crays Hill– **Land North of London Road, Crays Hill, Billericay**

The Parish Council have agreed to **Object** to the outline planning applications for erection of these properties on the grounds that it is greenbelt and agricultural land.

A key principle of central Government's stance on Green Belt land is clarified in Chapter 13 of the National Planning Policy Framework (NPPF) which states: "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land **permanently open**; the essential characteristics of Green Belt are their openness and their permanence". If building were to go ahead on this land it would destroy the aspect of the village as it would infill any open space between Crays Hill and Wickford.

With further reference to the NPPF, according to paragraph 147, "inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances". The NPPF states that when considering any planning application, the strategic policy making authority should give "substantial weight to any harm to the Green Belt" and "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Local authorities should also regard the construction of new buildings in the Green Belt as inappropriate.

The Parish Council feel that no special circumstances have been met in this Application and the construction of nine large detached homes on Green Belt land would be detrimental to the village

Application No. 24/00676/OUT

Outline application for the erection of up to 5 dwellings and garages (all matters reserved) – **Land West of Hill Farm Cottages, London Road, Crays Hill, Billericay**

The Parish Council agreed to **Object** to this Application for the same reasons as stated above.

82 Purchase of Replacement Bench on Crays Hill

Clerk has requested purchase and installation of replacement bench from Basildon Council.

RESOLVED

83/2024 Locality Funding for Queen Elizabeth II Memorial Bench

Locality Funding has been awarded towards purchase of the bench. A site has been identified for installation. Clerk to apply to Highways for relevant permissions to install the bench so that the funding can be released. **RESOLVED**

84/2024 Internal Audit Report from Heelis & Lodge

Internal Audit has been carried out by Heelis & Lodge. They are happy with the systems of control put in place. All recommendations in relation to publication of documents have now been rectified.

RESOLVED

85/Completion of AGAR Forms for Submission

AGAR forms have now been completed and submitted and Exercise of Public Rights displayed.

RESOLVED

86/2024 Purchase of New Laptop and Software

Clerk to purchase new laptop for Parish Council use and relevant office software and antivirus software up to a budget of £700. **RESOLVED**

87/2024 Finance

(a) Expenditure to Consider

Ramsden Bellhouse Village Hall	Fee for July 2024 Council Meeting	Chq. No.208	£12
Parish Clerk	Salary for June/July 2024 £780.00 Mileage allowance - £9.00 Purchase of postage stamps - £10.80	Chq. No. 209	£799.80
M.R. Brown	Cleaning of bus shelters and notice boards July 2024	Chq. No.210	£90
EALC	New Clerks Course	Chq No. 211	£120
Woody Bowman	Gardening Services	Chq. No. 212	£245.70

(a) Bank Reconciliation – to be agreed at next meeting

(b) Cheques agreed and paid as per Agenda for cancelled June 2024 meeting under delegated powers:

Ramsden Bellhouse Village Hall	Fee for June 2024 Council Meeting	Chq. No. 202	£12
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Parish Clerk	Salary for May 2024	Chq. No. 203	£390
M.R. Brown	Cleaning of bus shelters and notice boards June 2024	Chq. No.204	£90
EALC	Purchase of Charles Arnold Baker	Chq No. 205	£148.50
Information Commissioner's Office (ICO)	Data Protection Fee	Chq. No. 206	£40
Heelis & Lodge	Internal audit	Chq. No. 207	£210

Proposed by Cllr. Bailey, seconded by Cllr. Pusey to pay all items.
All agreed. **RESOLVED**

88/2024 Date of Next Meeting

Monday 8th September 2024

The meeting closed at 8.00pm

Chairman **Date**