

## TERLING AND FAIRSTEAD PARISH COUNCIL

### Minutes of the Meeting of Terling and Fairstead Parish Council held on Tuesday 22<sup>nd</sup> September at 7.30pm at Terling Village Hall

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Present: Mrs S McNamara (Chairman) Mr A Dyke  
Mrs S Alder Mr R Dixon  
Mrs P Bird Mr M Tugwell  
Mrs J Long Mr C Barker

Cllr Bebb

F Killby – Parish Clerk/Responsible Financial Officer

4 members of the public

Cllr McNamara asked that it be minuted that as Chairman she had called for the meeting to be held in person in order for the Council to get together as not all Councillors have access to Zoom, whilst observing social distancing in a Covid safe environment.

24.54 ***Apologies for Absence*** – Apologies were received and accepted from Cllrs Abbott, Dervish, Thatcher and Sime.

24.55 ***Declaration of Interests*** – Although no longer employed, AD declared a non-pecuniary interest in all Agenda items relating to his past employer Lord Rayleigh's Farms Limited, Lord Rayleigh and Lord Rayleigh's. Cllr Dixon declared a non-pecuniary interest in Item no 24.66 Planning App: 20/01397/HH as a friend of the applicants.

24.56 ***Meeting Open to the Public*** –

Lord Rayleigh, The Hon Freddie Strutt and David Brien attended from Lord Rayleigh's Farms Ltd (LRF) to speak about future plans for LRF and The Estate. Lord Rayleigh stated that his family's interests had been aligned with the village's and he felt it courteous for him to attend the meeting to update the Parish Council on some plans which will affect parishioners.

LRF depended on subsidies for its agricultural enterprise to be profitable and the Basic Payment Scheme (BPS) would be phased out over the next 7 years with the biggest cuts front end loaded. The Government currently intended to introduce an Environmental Land Management Scheme, but with budgetary pressures post Brexit it was not certain if, when or to what level this would replace the BPS subsidy. The family had therefore reviewed its commercial interests with a view to preserving its profitability, in order that it could continue to provide and support local amenities and services, including the cricket and football club, tennis club, swimming pool, village playground, the two churches, the stores, surgery, tea rooms, pub, school, village hall, village greens, etc.

1. LRF (after over one hundred years) will no longer be grazing traditional grassland with their own cattle, but another farmer will use the pasture with their cattle, so there would be no noticeable change to locals.

2. LRF planned to take the most unprofitable wheat growing fields out of agricultural production and put them into wildflower, wild bird and bumble-bird cover. Most of these are close to the river Ter and will be appreciated from public roads and footpaths.

3. LRF currently had solar panels at Terling Hall, Whitelands and Powers Hall and The

Estate had decided to submit a NSIP/DCO application (via a solar developer) for a substantial further solar development (towards the Boreham Leighs Road) with PINS. The country was committed to being carbon neutral by 2050 and to be all electric cars by 2035. The meeting was unanimously supportive of green energy and solar was the obvious choice in this area of the country. The family wanted the Parish Council to hear about this before the operator takes it to the public with leaflet drops and meetings (to follow shortly). No Grade 1 land is to be taken out of agriculture.

In answer to councillor questions:

- Lord Rayleigh did not know whether the scheme would create jobs, but this question should be put to the operator. LRF employees would not be affected should the plan be approved and implemented.
- The project is being developed by PS Renewables, a Spanish solar developer in a joint venture company with EDF Renewables.
- The length of the project will be 35 - 40 years after which the land can be returned to agriculture.
- Freddie Strutt stated that the developer will likely make efforts to screen the site, with land being set aside for planting biodiversity covers and the panels being set back from residences and footpaths.
- He also stated that the access roads created to the site could be used to divert large LRF vehicles accessing the Terling Hall side of the Estate direct onto / off the Boreham Road, rather than through the village.
- LRF plans to graze sheep under and around the panels.
- The Estate had no plans for wind turbines nor for any major housing development, subject to this scheme's success. This scheme if successful should enable the family's / village's mutual interests to be satisfied for a generation.

The LRF Estate team advised The Parish Council that they thought that they should invite the operator to their next planning committee or main meeting or both to get more detail and ask them questions once they had had time to think through issues that they would like clarity on.

The Chairman thanked the Estate's representatives for attending the meeting at which point they left. The Clerk will liaise with the Estate to make contact with the operator in order to hold informal discussions. The operator may be invited to attend a Parish Council remote meeting, this will be clarified in due course.

24.57 ***Minutes of Last Meeting*** - JL proposed and MT seconded that the Chairman should sign a copy of the minutes of the meeting of 28<sup>th</sup> July 2020 as a true and accurate record of the meeting, unanimously approved. SA proposed and MT seconded that the Chairman should sign a copy of the minutes of 25<sup>th</sup> August 2020 with an amendment to Minute 24.45 stating that SA had been advised by someone else that the group had permission. The minutes were unanimously approved.

24.58 ***District and County Councillors' Reports*** –

Cllr Bebb – updated Parish Council on expenditure by BDC including business rate and council tax holidays and discretionary grant money. Fusion Lifestyle were granted

£250000 for loss of income and costs during the lockdown and were given a further £700000 from reserves to enable the clubs to open.

Local plan – the consultation will be in shortly as BDC are anxious to move to Part 2. Two inspectors have now been appointed to review the Local Plan and BDC has received a letter from the Office of National Statistics querying the housing numbers, suggesting this figure should be halved and asking for justification from BDC.

New planning laws – a meeting will take place this week, one of the proposals is that more control will be given to local councils and there is concern that there is not enough expertise to manage this at district level.

Central government is proposing a radical reorganization of local and county councils with the abolition of district and local councils to be replaced by 3 or 4 unitary councils.

With regard to the local plan AD asked if the Inspector is looking for a lower number if it would be easier to get Local Plan approval and stop random developments such as those in Hatfield Peverel. RD stated that the Parish Council would be making a complaint to BDC Planning with regard to its handling of a recent planning application.

24.59 **Councillor Vacancy – Fairstead Ward** – A member of the public who attended is still hoping to join the Council once he receives confirmation from his employer.

24.60 **Chairman’s Report** – nothing to report

24.61 **Finance**

Copies of Receipts, Payments, Bank Reconciliation, Budgets and Forecast for the current financial year were distributed prior to the meeting to all councillors. AD proposed that the following cheques/direct debits be approved for payment. Seconded by RD, unanimously approved: -

18 Aug	DD	EDF Energy	Elec Recreation Ground	19.00
4 Sep	BACS	F Killby	Salary/Allowance	854.13
4 Sep	BACS	Inland Revenue	PAYE/Tax	296.08
4 Sep	BACS	Essex Pension Fund	Clerk’s Pension	320.95
4 Sep	BACS	Lord Rayleigh’s Farms	Garage Rental	25.00
4 Sep	BACS	Lord Rayleigh’s Farms	Grass Cutting	45.00
4 Sep	BACS	A H Jiggins	Handyman Services/Footpath	84.76
18 Sep	DD	EDF Energy	Elec Recreation Ground	19.00
18 Sep	DD	British Telecom	Clerk’s Phone Line	42.06

Renewal of Council Insurance – Clerk to proceed with 3 year quote from BHIB Insurance of £560.44, as opposed to £823.59 with Zurich. Clerk is to request a quote from BHIB and if favourable the tractor insurance will also be transferred to them.

The Parish Council has received a £10,000 Business Support Grant in relation to the Changing Cabin. The Finance Committee’s recommendation is that some of this money is put aside to build up the Council’s reserves which have been depleted by the loss of the Parish Support Grant. Councillors are to put forward suggestions for spending some

of the grant, including the refurbishment of the noticeboard and bin at School Green and housing for new defibrillators. CB is happy to donate his time and expertise to refurbish the noticeboard, there are surplus shingles left over from the church roof restoration.

24.62 ***Environmental and Footpaths***

Parish Map – Clerk to chase designer.

Dog Waste Bag Dispensers – The proposed design was felt to be too flimsy, clerk to get a price for a metal bin dispenser.

Water Quality, Sewage Plants, River Ter – RD has produced a file note summarising the information provided by the FOI request which has been circulated to all councillors. It was felt that the discharge of liquid from the plant was very high and there was concern over the public bathing areas. AD stated that the discharge is no higher than before and that it is not possible to challenge the licences unless they have broken the conditions. SA said that a number of residents are concerned about the river quality. SM suggested that the Clerk should write to Greenfields Housing and Great Leighs Parish with the Council's concerns. Clerk is to chase the response from Anglian Water's Company Secretaries.

Recycling Bins Village Hall – Councillors have consulted with the Village Hall Committee whose preference is that the new signage, etc is unnecessary. RD stated that the signs/frames are portable if the Committee do decide to go ahead with them.

24.63 ***Estate Liaison*** – nothing to report.

24.64 ***Health and Welfare***

Playground – JL reported that she has applied for grant funding from Cllr Abbott for a new rocker. The repairs still to be done as listed in the last Rospa report have been held off over the summer holidays. The possibility of some shade for the playground was discussed and JL has proposed some form of shade/canopy be installed during the summer months. Councillors would like to see copies of suggested designs, there was some concern as to high winds, etc, CB is happy to donate the poles for the structure. Clerk to contact LRF to get agreement in principle for this proposal which could be installed next year.

Defibrillators – Humphey's have offered to donate two defibrillators, one outside the farm gates in Ranks Green. Clerk to chase lottery funding application, locations – Fuller Street, Fairstead, Ranks Green and Waltham Road. RD to request model numbers, etc from Humphreys in order for clerk to obtain costings for defibrillator cabinets.

Litter picks - Councillors agreed that socially distanced litter picks should be arranged for the weekend of 17/18 October, Terling - 17<sup>th</sup>, Fuller Street - 17<sup>th</sup> and Ranks Green - 18<sup>th</sup>. Clerk to put together covid secure guidelines, social distancing to be observed. Tea/coffee vouchers to be arranged with Owls Hill Tearooms if they are happy to offer this, again under social distancing, etc guidelines.

Clerk to request grant funding for the Buddy Bench at Terling Ford.

24.65 ***IT & Publicity*** – nothing to report.

24.66 ***Planning and Highways***

Planning App: 20/00462/FUL - Demolition of bungalow and erection of 2 No. dwellings, The Lincoln, New Road, Terling. This was granted by majority at BDC Planning

Committee which was felt to be completely biased and partisan in favour of the applicant. Two parishioners have formally complained and have also instructed lawyers. The Planning Committee would like to put in a formal complaint to BDC Planning regarding the unfair bias, the refusal to visit neighbouring properties and the consistency in relation to other applications in the road that were ultimately refused. All councillors were in agreement with this and Clerk will forward this complaint to BDC Planning and the Chief Executive of BDC.

Planning App: 20/00890/FUL - Proposed abattoir extension and associated works, Blixes Farm, Ranks Green Road, Fairstead – The Planning Committee have had a number of meetings and site visits and recommends approval, councillors were in agreement, clerk to action.

Planning App: 20/00161/VAR – Great Warley Hall, Ranks Green, Fairstead, CM3 2BJ - Removal of Condition 2 'Annex Occupancy Restriction' of approved permission 06/01863/FUL granted 03/11/06 for rebuild of existing barn into 2 bed annex. Removal of this condition would allow the annex to be used as a self-contained dwelling for occupation by those other than dependants – The Council has submitted two objections for the application. If BDC approve this it will set a precedent for other properties in the area.

Planning App: 20/01393/HH - Erection of a replacement shed at Clinton, Fairstead Road, Terling – The Planning Committee is to meet to discuss this application.

Planning App: 20/01397/HH - Single-storey rear extension and single-storey front extension – Twitchers, Fairstead Road, Terling – The Planning Committee is to meet to discuss this application.

- Street Light at Terling Ford and Maintenance Contract - CB is to replace the Ford light and junction box. He confirmed that he has public liability insurance and that all appropriate safety measures and social distancing will be in place.
- Oakfield Lane/Waltham Road flooding – no update
- Fuller Street flooding – no update – clerk to liaise with Cllr Abbott
- Traffic Calming Gate – approved but no date for installation
- Road Repairs – a list of potholes has been passed to Cllr Abbott
- United Reformed Church – no update
- School - Parking Issues, Safety Railings, Repainting Yellow Lines – yellow lines repainted, safety railings refused, school are still waiting for a presentation from 3pr which will have to be carried out remotely, no update on how and when this will happen as to date. CB is happy to install the posts on School Green to prevent parking on this area.
- Local Plan – see minute 24.58
- Directional Signs – Cllr Abbott has stated that some of the directional signs have been approved for replacement but that ECC want to replace the metal ones with wood. Some council members were not happy with this. Clerk to contact Cllr Abbott to see if the Parish Council can carry out any of this work.
- War Memorial – Thanks to CB for replacing the posts and for L Bundy for donating the posts. CB will clean the top of the War Memorial and the chains will be regalvanised.

24.67 **Recreation Ground-** Councillors are happy that the football field is being used, clerk is to clarify as to whether the toilets are being used. AD requested that Clerk send a letter

Safety guidelines.

Grass Cutting Issue Damage – No correspondence from Great Leighs Youth Football team on their contribution to the damage. Clerk to send payment to LRF for Parish Council's share of the damage.

24.68 ***Councillors' Reports, including Village Hall Report, School Report and Church Liaison***

CB – asked if there was any budget for funding maintenance in the parish as he felt that some areas were looking tired. Clerk to ask Cllr Abbott if there is any funding for this.

AD – reported that the Fairstead phonebox is nearly finished and ready for a defibrillator to be installed.

24.69 ***Clerk's Report*** – Some parishioners have requested that the Community bus to Chelmsford on a Friday be reinstated, unfortunately this will not be possible for the time being as according to Covid safety guidelines, only three passengers are allowed to travel on the 12 seater minibus and this is not financially viable.

24.70 ***Information exchange / next agenda items*** – nothing to report.

24.71 ***Date of next meeting, including committees:*** - Parish council meeting – 7.30 pm, 3 November 2020, venue to be confirmed.

Meeting closed at 9.45 pm