

Minutes of the Meeting of the Great Burstead and South Green Village Council, held at
South Green Memorial Hall, Southend Road, Billericay
on Wednesday 2nd March 2016 at 7.00 p.m.

Present:-

Councillor M. Dear
Councillor Cottle
Councillor J. Dear
Councillor Willingham

Also in attendance:-

Martin Ainscough – Clerk to the Council.
4 members of the public.

16/45. Apologies

There were no apologies for absence received.

16/46. Declarations of Interests

Councillor M. Dear declared non-pecuniary interests in Item 7 – Basildon Borough Draft Local Plan as she was also a member of the Billericay Town Council & Item 8 Planning Applications - 16/00146/FULL - 7 Redwing Drive, Billericay, CM11 2PG - Garage extension & conversion into a habitable area.

Councillor J. Dear also declared a non-pecuniary interest in Item 8 – Planning Applications - 16/00146/FULL - 7 Redwing Drive, Billericay, CM11 2PG - Garage extension & conversion into a habitable area.

16/47. Minutes.

The Minutes of the meeting of 3rd February 2016 were received and duly signed by the Chair as a true record of the meeting.

16/48. Public Participation Session.

There were no matters raised by members of the public.

16/49. Basildon Borough Draft Local Plan 2016 – Presentation.

The meeting received a presentation from Amanda Parrott & Adeola Awolola Officers of the Basildon Borough Council Planning Department in relation to the proposals contained in the Draft Borough Plan that related to the Parish of Great Burstead and South Green. The meeting found the presentation to be interesting, informative and helpful.

16/50. Kennel Lane, Billericay Flood Alleviation Scheme - Update.

The meeting received an update on the developments of the above mentioned scheme since the February meeting following the withdrawal of the planning application for the previous proposed scheme. It was noted that information received from Essex County Council indicated that the application has been withdrawn due to objections received from the land owners and concerns from residents in respect of the original scheme. However, the County Council were working with all parties to develop a revised scheme which it was hoped would be submitted for approval early in the new financial year.

16/51. Basildon Borough Draft Local Plan

Following on from the presentation received at Minute 16/49 above the Village Council considered its formal response to the Basildon Borough Draft Local Plan. Noting the points and issues raised following that presentation and taking into consideration the views of individual Councillors it was resolved that the attached response should be sent to Basildon B. C. as the Village Council's formal response to the consultation exercise. This resolution was carried by 3 votes to nil with 1 abstention.

16/52. Planning Applications.

16/00146/FULL	7 Redwing Drive, Billericay, CM11 2PG	Garage extension & conversion into a habitable area	No Objections
16/00200/FULL	129 Noak Hill Road Billericay Essex CM12 9UJ	Proposed rear roof extension to form extended bedroom.	No Objections
16/00239/ FULL	101 Passingham Avenue Billericay CM11 2TB	Demolish garage & erect two storey side & part single & part two storey extensions.	Concern that the proposal might be over development of the site.

When making an objection the following should be considered:

1. Contrary to Green Belt Policies, 2. Over-Development of the Site, 3. Objection on Highway Safety Grounds, 4. Lack of Car Parking Facilities, 5. Damage to Residential Amenity, due to: - 6. Over-looking neighbouring properties, 7. Over-dominance, 8. Increase in noise/pollution etc., 9. Damage to Visual Amenity, due to: - 10. Excessive bulk/height, 11. Poor/awkward design, 12. Out of keeping with area or street scene, 13. Unsatisfactory Layout, 14. Contrary to Conservation Area Guidelines, 15. Infrastructure, 16. Pertinent Local Knowledge

In addition to the above, the following application was considered under the arrangements previously approved for dealing with consultation requests received outside the Village Council's usual monthly meeting cycle. The following comments being emailed to the Planning Dept. at Basildon Borough Council on 12th February 2016.

APPLICATION NO: 16/00126/FULL

Demolition of bungalow and outbuildings, reposition and widen vehicular access and driveway with new entrance gates and construct two detached bungalows with integral garages further back into site. - 239 Noak Hill Road Billericay Essex CM12 9UN

Comment: - Having read the Design and Access Statement which is very comprehensive the VC has no objection to the planning application.

16/53. Hanging Basket Quotation – 2016.

The meeting received and agreed the quote from Billericay Nurseries for the supply and maintenance of hanging baskets and associated works for 2016. It was noted that the new brackets previously approved for the hanging baskets had still to be erected and the Clerk was requested to write to the Nurseries to ascertain when the brackets would be in place.

16/54. Village Council Summer Event – 2016.

The meeting received an update from Councillor Willingham on the progress made for the arrangements for the 2016 summer event. It was noted that unfortunately the Punch & Judy man had inadvertently got himself now double booked and would not be able to attend the event. He had though suggested an alternative magic act which had been duly booked. Cllr Willingham also confirmed that Zumba would not now be attending the event. She also informed the meeting that she had received an enquiry from lady that makes and sells jewellery and it was agreed that this should be discussed at the forthcoming WP meeting to be held in April. Councillor Willingham also undertook to keep Michelle & Richard Pitt up to date and in the loop with regard to arrangements for the event.

16/55. Len Turner - Plaque & Benches on the Green Update.

It was noted that no progress had been made on this project since the February meeting. The Clerk was therefore requested to contact the appropriate officer at the Borough Council to check progress.

16/56. Finance.

approved payments:

Payee / Cheque number	Details	Amount
Martin Ainscough	February salary	£ 499.89(*)
H.M.R.C. 022044	Income tax – February	£125.00
Martin Ainscough 022045	February expenses – postage, envelopes & stamps.	£4.30
Basildon Borough Council 022046	Purchase of & installation of 3 new litter bins @ South Green Shops	£1,137.41
Essex County Council 022047	Inspection fee re:- hanging baskets for 2016	£50.00
Crystal Print 022048	Spring edition of Village Voice	£526.50

(*) salary paid directly by bank transfer on 26th of each month.

16/57. New Village Sign.

The Clerk informed the meeting that he had now received a draft design from Alpha Signs based on Councillor Cottle's original drawings. There was general satisfaction that the brief had been met, but the following points were highlighted as needing attention/amendment.

The image of the Pilgrim Father should be shown wearing black & white clothing with a smaller brimmed hat on the front of which should be a buckle. He should also be holding bible and not a pint of beer.

The wording on the sign should just read: - Great Burstead

There was no cross on the spire of the Church. In fact there was golden cockerel on the top of the spire, but if that was not possible to show clearly at this scale then it should be left off the final design.

Finally the Clerk was requested to confirm with the company that the quote previously received was for a double sided design.

16/58. Essex Association of Local Councils.

It was noted that there was nothing to report since the last meeting. Councillor Cottle's attendance at the Police Conference on 15th March at a cost of £20.00 was however approved together with the reimbursement of travelling expenses that he might incur in attending this event.

16/59. Association of Basildon Local Councils News.

It was noted that Councillor J. Dear would be attending the next meeting of the ABLC due to be held on 17th March 2016.

16/60. Neighbourhood Action Panel.

There was nothing to report under this item.

16/61. Footpaths

Nothing to report. It was noted that Councillor Cottle indicated that as soon as the weather improved he would resume his inspection of the footpaths within the village boundaries.

16/62. Future Meeting Dates.

6th April, 4th May, 1st June, 6th July, 7th September, 5th October, 2nd November & 7th December.

16/63. Close of Meeting.

The meeting closed at 8.20 p.m.

GREAT BURSTEAD AND SOUTH GREEN VILLAGE COUNCIL'S

RESPONSE TO:

BASILDON BOROUGH COUNCIL'S DRAFT LOCAL PLAN

2 MARCH 2016

Great Burstead and South Green Village Council has always sought to protect the green belt and is concerned the infrastructure serving the village including roads, rail, drainage, GP surgeries, and schools has reached full capacity. Currently the village has approximately 2,500 households and 8,000 residents. The Draft Local Plan sets out expansion in the village of 360 households to the year 2034.

The planned new 360 houses in Great Burstead and South Green amounts to a substantial increase of 14.4%. However, with the addition of 80 houses from H26b, the development off Greens Farm Lane/Outwood Common Road, which sits within the infrastructure of Great Burstead and South Green, housing would increase in the local vicinity by 17.6%. The Village Council is concerned that this large increase cannot be accommodated and absorbed by the rural nature of the local infrastructure.

While the Village Council seeks to limit expansion into the green belt consideration has been given to the long term residential requirements of the village and the need for a Local Plan to be in place until 2034 to control development.

Policy H24 – Land South of Windmill Heights, Great Burstead and South Green – Option 2

The Village Council favours Option 2 providing a lower density of 45 homes at 20duph (density unit per hectare) rather than the proposed 70 homes at 30duph. Option 2 provides for a mix of housing including bungalows.

Flooding is an ongoing issue in Kennel lane. Building 70 homes at this height will further exacerbate flooding problems since water that would have been absorbed by this higher land will flow down towards the lower part of Kennel Lane. A smaller development will help to alleviate this problem.

Access to the site is given as Kennel Lane. Kennel Lane at this point is a narrow, steep and winding country lane. This site is on high ground and Kennel Lane falls away at this point. There have been serious road traffic accidents (one fatal) on this stretch of Kennel Lane due to the road's width and undulating nature. Therefore, the Village Council suggests that access to the site is from the A176 (Noak Hill Road) via a slip road.

There is a PROW, Central Asset ID 306_32, from Langham Crescent in a westerly then southerly direction to Kennel Lane. The Village Council wishes this footpath to be protected.

Policy H25 – Lane West of Kennel Lane, Great Burstead and South Green – Option 2

This comprises two parcels of land in a known flood area. An existing reservoir would be very close to these new homes. Surrounding existing homes have been and are being flooded. Fire appliances have been called in the very recent past to Kennel Lane to pump out properties. Homes opposite in Trinity Road have also been flooded. The recent application for a Flood Alleviation Scheme has been withdrawn by Essex County Council but the Village Council understands another scheme will be considered. The Village Council wishes it to be noted that before any homes are considered for this site that adequate flood management is in place. This is an ongoing and serious problem.

For the reason of flooding the Village Council favours Option 2, 45 homes at 20duph density rather than the 70 homes at 30duph as proposed. Less homes means more land to absorb the water flowing over this part of Kennel Lane and beyond.

Fewer homes will also mean that the vistas from Kennel Lane across farmland to the spire of the medieval Church of St Mary Magdalene may still be enjoyed by all residents and the visual amenity preserved to some extent.

Policy H27 – Land East of Southend Road – Great Burstead and South Green

220 homes are proposed at this site at a density of 30duph. The Village Council attended the developers presentation in 2015 when 180 homes was proposed on this site. The Village Council believes 180 homes is the maximum that could be accommodated on this site.

The Village Council recommends a central green space in this large site as there are in other existing developments in the parish e.g, Langham play area, Passingham play area. There is also a green space central to the Wimpey Estate off Greens Farm Lane. A central green space on this site would allow children to play near their homes and not cross the busy A129 to go to the nearest green space at South Green.

The Village Council has had requests from residents for allotments, part of this site would be ideal for 15-20 allotments which would meet local demand and provide another green space within the development.

Access to the site is given as off the Southend Road (A129). This road is heavily used. Any parking or queues of vehicles will cause long tail backs and blockages. The Village Council therefore suggests that there is an “entrance” to the site which is separate from the “exit.” While both of these are suggested to be on the A129 if traffic is split between incoming and exiting traffic queuing on this busy road will be reduced.

Flooding is again a major issue in this area which must be addressed if development is to take place.

At present there is the narrowest of pavements along a long stretch of the A129 on what is known as Bell Hill. Pedestrians have to cross the A129 then cross back again at the top of Bell Hill. A proper pavement needs to be installed to accommodate and encourage walkers to the town and the station.

As regards a GP surgery, the Village Council believes there is potential for expansion to the rear of the the only GP surgery in the village at South Green which is close to this development. Developers should fully fund any such extension.

Policy H26b – Land East of Greens Farm Lane, Billericay

Although not in the parish of Great Burstead and South Green this development will result in traffic exiting onto Outwood Common Road. Outwood Common Road is a narrow, winding country lane at its junction with Greens Farm Lane and it is particularly narrow along the boundary of this proposed site.

If development is to take place road upgrades must take place before development begins. At present Outwood Common Road becomes gridlocked with traffic unable to exit onto the busy A129 (Southend Road) this backs up past Greens Farm Lane where traffic queues up Greens Farm Lane.

From Beams Way to Greens Farm Lane there is no pavement on one side of the Outwood Common Road. Past Greens Farm Lane there is no pavement on either side of the Outwood Common Road. The Village Council believes pavements should be installed along the whole of the Outwood Common Road to encourage walking and safety before development takes place.

Policy R10 – Local Centres – Grange Road, Parade of Shops, South Green

There is a possible error in the Policies Map which shows two blue stars at South Green Parade of shops. There is only one parade of shops at Grange Road Parade of Shops, South Green.

Policy GB1 – Protecting the Green Belt

The Policies Map shows Cherry Tree Park, off Bell Hill (A129) as green belt. This is now a housing estate and no longer green belt.

Policy GB11 – Positive Use of Land on Green Belt

The Village Council opposes permanent buildings on green belt associated with recreation/sport.

Policy E 9 – Guildprime

The Village Council recommends that Guildprime remains at its current size. Whilst the council recognises the need for employment and enterprise this site is in a position, due to roads and the surrounding green belt, that requires it does not expand in any way.

Policy H34 – Affordable Housing

The Village Council recommends that a proportion of any new houses in the village are initially allocated for preferential purchase by Billericay and Great Burstead and South Green residents to ensure that local people have the opportunity to live near and support their families.

The Billericay Relief Road

Although the proposed relief road is not in the parish of Great Burstead and South Green it will have affects on the traffic flow in our parish. The Village Council recommends that no development takes place at H20, H21, H22 and H23 until the relief road is built.

Infrastructure

The Village Council believes that the roads in the parish are at full capacity, therefore to accommodate any development, there must be a substantial investment in roads. All roads that serve new developments must be in place before development begins.

Whether there are enough school places locally must be ascertained and developers must fund any shortfall.

There is only one GP practice serving the whole of the village and this shortfall must be addressed by developers.

Investment must take place in public transport e.g. rail to alleviate vehicle volume issues and ensure sufficient capacity for commuters. Developers must be called upon to fund transport.

The Village Council fully supports cycling within the parish and recommends developers fund cycle paths adjacent to any new roads which are built.

In conclusion, of all the issues residents have raised infrastructure, which provides the capacity to absorb new homes and vehicles, is one which is of the utmost importance. Infrastructure must be in place before any development commences.