

**Stisted Parish Council  
Minutes of the Parish Council Meeting  
held on Wednesday 14 August 2024 at 7.30pm**

**Present:** Councillor Alan Routledge - Chairman  
Councillor Richard White  
Councillor Howard Hollands  
Councillor Bob Powers  
Councillor Eleanor McMillan  
Councillor Geoff Nurse

**In attendance:** Mrs. Ruth Jubb - Clerk  
4 members of the public

Introduction – it was noted that Cllr Hughes has resigned since the last meeting and thanks were given for all his work over the past few years as a councillor and latterly as chair. The Council Record their thanks to him. This is an additional meeting that was not in the usual annual calendar and has been called mainly to agree council comments regarding the BDC Local Plan “Call for Sites” as comments are due to be submitted before the next council meeting in September. This is therefore not a large agenda.

**54. APOLOGIES FOR ABSENCE**

None, but it was noted that this was an additional, short notice meeting and Cllr Walsh was busy with other meetings on the Call for Sites

**55. DECLARATIONS OF INTEREST**

None – but the BDC plan can impact everyone so no declaration is required

**56. PUBLIC PARTICIPATION SESSION**

The following items were raised by members of the public:

- 56.1. One resident raised that he had seen the Call for Sites and looked forward to hearing more, as Stisted seems to be surrounded by potential sites
- 56.2. Another resident queried whether BDC have acknowledged the Neighborhood Plan for Stisted and whether it will be taken into consideration as not yet final and adopted. Cllr Routledge stated that BDC have acknowledged that it is in process, and the officer in charge of the Call for Sites has acknowledged that Stisted has a plan beyond the stage of regulation 14
- 56.3. Two further residents are near a potential site so stated they attended to learn more

**57. PREVIOUS MEETING MINUTES**

It was **RESOLVED** that the minutes of the Parish Council Meeting held on 3<sup>rd</sup> July 2024 were a correct record and would be signed by the Chairman. Proposed Cllr Hollands, 2<sup>nd</sup> Cllr Powers and agreed by all.

**58. MEETING ACTIONS REPORT**

Many items are now closed and will be reviewed in more detail at the next meeting. The new website has been built and awaiting go live. The coronation bench is back in place outside the Montefiore. There are no pressing actions open – so they can be reviewed in September.

**59. PARISH ELECTIONS**

BDC elections team have not confirmed anyone has requested an election up to 2<sup>nd</sup> August, so the council will advertise for a casual vacancy. **ACTION** Clerk to create and post an advert and put expiry date of 23 September to allow applications to be ready for next meeting

**60. PLANNING MATTERS**





**60.1. Planning Applications**

- i. 24/01642/HH Glebe House – Demolition of some existing buildings including stables, garages and construction of cart lodge games room and office that will be more in keeping with the house. After discussion, it was agreed to support this application as it will be restoring the property to a more sympathetic condition by removing some of the more modern additions. It was **RESOLVED** to approve the application – proposed Cllr White, 2<sup>nd</sup> Cllr McMillan and agreed by all
- ii. 24/01407/FUL Open Sided Mini Shelter for School. The details had been circulated previously and comments due to BDC immediately. Everyone was happy. It was **RESOLVED** to approve the application – proposed Cllr Nurse, 2<sup>nd</sup> Cllr White and agreed by all
- iii. 24/01544/HH Herbdell – Application for proposed front extension to create full height and vaulted entrance hall with gallery landing. It was noted that this is a 2<sup>nd</sup> amended application after refusal of original application, due to size compared with original footprint. This is for a smaller porch – it is now only 10% of original footprint, but it was noted that the house is now 3 x the size of the original footprint according to the drawings – and this growth is relatively recent. The council has the opportunity to make any comments they feel relevant. No specific comments were raised as objections but it was noted that the original cottage was small. On this basis, there was no definite support or clear objection, and the Parish will accept the decision of BDC. It was **RESOLVED** to accept the BDC decision on the application – proposed Cllr White, 2<sup>nd</sup> Cllr Powers and agreed by all

**60.2. Planning – Other Comments**

- iv. Noted that the Gulls Meadow retrospective application to regularise the barn has been refused
- v. Gladwish land – one plot has made an entry through onto Byeway 10 which should not happen. **ACTION** Cllr Powers to advise BDC that this has happened as the owners have cut through a hedge they did not own
- vi. Gladwish – a person has bought a plot of land and wants to plant trees and use fences – Clerk advised them to consult the duty planning officer at BDC

**60. FINANCE (Note Agenda said 60 so this number retained)**

**60.1. Bank Reconciliation**

- The Bank Reconciliation was checked and approved

**60.2. Payments**

- The schedule of payments was approved including future payments for:- the new website that has been built, the grass cutting contract to July, transfer of funds to the Village Hall for maintaining the glass bottle banks, RCCE subscription – full schedule will be on the website to include regular DDs
- It was requested and approved to transfer £100 from the Street Cleaning Reserve to the general reserve to cover the costs of setting up the part of the website for street cleaning and to be able to advertise litter picks etc.
- Payments have been set up in the bank by the Clerk and allocated to Cllr Routledge as the next approver. Cllr Routledge to login to the bank account and authorize the payments
- All invoices including DD were signed

It was **RESOLVED** to accept the Finances. Proposed by Cllr White 2<sup>nd</sup> by Cllr Hollands and approved by all

**61. COMMUNITY, RECREATION & MAINTENANCE**

**62.1 Braintree District Council Local Plan Review**

- BDC have announced their local plan review and released details of the sites put forward in the Stisted Parish for consideration for future housing needs. There are 6 sites in Stisted, 1 shared with Bradwell and Pattiswick and 2 shared with Crossing Parish



- Cllr Routledge has prepared some information for discussion and a copy will be uploaded to the news section of the parish council website <https://www.stisted-pc.co.uk/stisted-news/> , rather than putting in full in the minutes. This provides a screening tool for each of the sites
- BDC received responses to the Call for Sites that could allow for up to 150k additional houses. To put in context, BDC only require another 7,000 to 8,000 homes for future proofing. Hence less than 10% of the sites will need to be approved. This provision will allow for housing up to 2041 and the need is based upon a formula
- The National Policy Planning Framework is out for consultation and it is stronger than previously on greenfield land not being used
- The comments revolve around
  - Land Quality noting that Stisted has good quality agricultural land which is needed for food security – Stisted is grade 2 good quality land
  - Tier category – Stisted is in a lower tier (3) for suitability for housing due to the poor services and amenities
  - Accessibility – narrow lanes without footpaths and access to A120 is not good. A120 itself also at capacity
  - Transport – No public transport runs to and from the village – it only goes along the A120
  - Housing – The draft Neighbourhood Plan, about to go to Regulation 16 consultation, does not include any sites for development
  - Landscape – the landscape character assessment in the Neighbourhood plan addresses the rural setting, ancient woodland etc
  - Sustainability – new development will have severe issues with sustainability
- In conclusion, Stisted Parish Council is not in a position to support any of the sites that have been offered for development within the parish
- This is a call for comments with full consultation later in 2024, then leading to named sites in summer 2025
- It was felt that there was a large cost involved for councils in reviewing all potential sites and that this should be fed back to the council.
- After discussion, it was **Resolved** to accept the comments for submission on 16 August. Proposed Cllr Nurse 2<sup>nd</sup> Cllr White and agreed by all for submission. Clerk to Submit
- It was noted by Cllr White and Powers that the Chair has put in a lot of effort to produce a good set of comments and that this should be minuted.

## 62. INFORMATION EXCHANGE AND ITEMS FOR THE NEXT AGENDA

- There is a football team planning to use the pitch on Sunday mornings from September – 9 v 9 youth team from Bocking. They will mark out the pitch themselves and have offered to pay for additional grass cutting should it be required for the pitch only. Cllr Routledge suggested that this new club may allow us to apply for a football foundation grant
- There will be a litter pick for the village on 2<sup>nd</sup> November at 9.00
- Street light maintenance review was not carried out and there is one light out
- Cllr McMillan has had a meeting about the parish magazine and will publish some updates in the next magazine (copy by 20th)
- Items for next agenda to be sent to Clerk by 27 August (and to include open spaces grant which closes early September)

## 63. NEXT PARISH COUNCIL MEETING

The next meeting of the Parish Council will be held on Wednesday 4<sup>th</sup> September 2024 at 7:30p.m. at the **Montefiore Institute**.

## 64. CLOSE OF MEETING

The meeting closed at 8.35 pm.

