



BRADFELD PARISH COUNCIL

Clerk to the Council: Mrs Line Djuve-Wood

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Minutes of the Extraordinary Full Parish Council Meeting held in Bradfield Village Hall on Wednesday 19th October 2022 at 7.30 p.m.

Present: Cllr. K. Wynn (Chair) Cllr. A. Coley
Cllr. R. Scott Cllr. T. Weal
Cllr. R. Mitcham
In Attendance: L. Djuve-Wood (Clerk)

100/22 Apologies for Absence

Apologies for Absence were received from Cllrs. Gunter, Burton, Welsh and Osborne.

101/22 Declarations of Interest

There were no declarations of interest.

102/22 Minutes of the Previous Meeting

It was **RESOLVED** that the minutes of the Full Council meeting held on the 4th October 2022 be approved as a correct record and signed by the Chair.

103/22 Public Participation

There were no members of the public present.

104/22 To review the recent operational playground inspection and note items requiring attention

The Council went through all individual findings within the operational inspection report. The following findings were noted and **RESOLVED** as below:

- **Gyro Spiral:** Foot entrapment where seat hits ground. This has also damaged the wet pour surfacing. The clerk is to ask Proludic whether the Gyro Spiral is meant to hit the ground when being used and if so what surface they would recommend;
- **Pod swing:** Incorrect gap below seat. The clerk noted that she had already contacted Playquip about this as they were meant to raise the seat to the correct height when carrying out their latest maintenance round. Playquip had responded that it had been missed off their worksheet, confirming they would attend to this the following week.
- **Zip wire:** Chain cover split near seat. Weekly visual inspections had also noted that the seat itself had split underneath. Cllr. Scott to look into alternative seat and chain cover, if possible as one solid item rather than two.
- **Accessible Wheelspin:** Whereas no findings were noted, Cllr. Coley had visited another playground where the accessible wheelspin had a banner advertising the equipment as being accessible. The clerk was asked to contact Playquip to see if they can fit a similar banner.
- **A-Frame Climber:** Strimmer damage to lower legs. The clerk noted that Hill Farm Landscapes had been repeatedly reminded to take extra care around the wooden playground equipment and posts when using a grass strimmer. Cllr. Wynn suggested that the Council should consider possibly removing and replacing the wooden A-Frame Climber, as well as the wooden Sit Up Station and Basic Senior Climbing Frame, with

new play equipment using S106 funding. It was agreed to consider adding an item to the November agenda to consider such projects. The clerk was also asked to look into metal protective sleeves for the playground sign's wooden posts.

- **Kissing Gate:** Missing end caps. The clerk noted that she is in the process of ordering these. The smaller end caps are currently out of stock. She was also asked to check whether the middle entrance gate has any missing end caps when carrying out the next visual playground inspection.
- **Litter bin:** Noted as loose on concrete pad. The clerk was asked to check if it had loosened further since TDC attended to refix it to the base.
- **Bench inside U8 area:** Loose in ground. It was suggested that the bench could possibly be replaced using S106 funding.
- **U8 Fencing:** Non-compliant gap in fence panel. The clerk noted that C&W Fencing had already been asked to look at this. She is to chase a response.

It was noted that an extraordinary meeting will be called whenever an operational or annual inspection has been completed to allow the Council to deal with any findings quickly.

105/22 To consider commenting on Appeal to the Secretary of State, Appeal Ref: APP/P1560/W/22/3301013, Outline application for the erection of three dwellings with all matters reserved, Land to The East of Straight Road, Bradfield (LPA Appeal Ref: 22/00023/REFUSE)

It was **RESOLVED** that the Council object to the appeal and comment as follows:

Bradfield Parish Council wishes to formally register their objection to this appeal for the planning reasons stated below:

This proposed development is outside the parish development area (the village envelope). The site was, until partially decimated by the applicant, an area of natural woodland. The site still provides a natural Green Gap at the village edge.

Bradfield currently has three approved building sites in progress, providing a small number of dwellings within the Bradfield Development Area. These sites are commensurate with the size of the parish.

There is no identified local need to support the appellant's proposals.

There are currently four large housing developments under construction, and a further site with planning approval, all within two miles of the appellant's site. These comprise of:

- Newlands, Mistley (Cala Homes) – 76 Dwellings
- River Reach, Mistley (Hopkins Homes) – 235 Dwellings
- Lawford Green, Lawford and Mistley (Rose Builders) – 440 Dwellings
- Manningtree Park, Mistley (City & Country Developments) – 485 Dwellings
- Stour View, Mistley (Rose Builders) – (Planning Approved – Start 2023) - 72 Dwellings

This substantial increase in dwellings just off the Bradfield Village boundary, further demonstrates that the appellant's additional dwellings are not required.

Bradfield Parish is within the Tendring District. Tendring District Council has a Planning Inspector approved and adopted Local Plan.

Tendring District has a requirement to demonstrate a Housing Supply Calculation of 5 years. District Council Planning Officers have re-run the Housing Supply Calculation on

the 1st April 2022. The calculations within the SHLAA (chapter 6) gave a deliverable housing supply position of 6.89 years.

The Objectively Assessed Housing Need (OAN) as set out in Section 1 of the Tendring District Local Plan (2013-2033) confirms that 550 homes per year are required in the district. The below table shows the delivered completions:

Year	Dwellings Completed
2016/17	658
2017/18	565
2018/19	915
2019/20	784
2020/21	646
2021/22	777

We submit that this is further evidence that the appellant cannot justify any housing need for this site.

106/22 Exclusion of press and public - To resolve that the press and public be excluded from the remainder of the meeting due to confidential business under the Public Bodies (Admissions to Meetings) Act 1960, S. 1(2)

It was **RESOLVED** that the press and public be excluded from the remainder of the meeting due to confidential business under the Public Bodies (Admissions to Meetings) Act 1960, S. 1(2).

107/22 To consider correspondence received regarding playground incident

It was **RESOLVED** that approval be given. The clerk was asked to respond accordingly.

There being no further business the Chair closed the meeting at 8.11 p.m.

Signed Chair

Dated