

WEST HORNDON PARISH COUNCIL

Clerk: - Kim Harding – 27 Cadogan Avenue, West Horndon, Brentwood CM13 3TU

Tel: 07756 962034 E-mail: whpc.parishclerk@gmail.com
www.westhorndonparishcouncil.org.uk

MINUTES OF THE MEETING OF WEST HORNDON PARISH COUNCIL HELD ON THURSDAY 27th APRIL 2023, AT 7.30 PM AT ST FRANCIS CHURCH. THORNDON AVENUE, WEST HORNDON, BRENTWOOD.

In the chair: Councillor Foan

Present: Councillors Hannah, Lister, Marchant and Petty

Also attending: Cllr Murphy (BBC), Alan Marsh (BBC) and six members of the public

Clerk: Mr K Harding

PUBLIC FORUM

It was noted that a new planning application bearing the same reference number as that seen in Autumn 2022 had been submitted in respect of the proposed Broadfields Enterprise Park. This resulted from further documentation being forwarded by the applicants. It was understood that additional reports had been submitted by the applicants in an effort to address the numerous objections raised by West Horndon Parish Council and local residents. It was asked if the comments sent by local residents in respect of the previous application bearing the Planning Application No. 22/01390/OUT would remain valid Cllr Foan advised that he understood they would but stated that reassurance would be sought that this was the case when the Parish Council submitted further observations on the documentation now received. Cllr Foan also encouraged those residents who wished to forward further views on the proposed enterprise park to do so.

Alan Marsh (BBC) confirmed that Brentwood Borough Council (BBC) was presently watering the new trees installed in West Horndon Park and streets within the village. However, he noted that longer term BBC was looking for a local community group/residents to take over responsibility for maintenance of the trees. Payment of £25 per year per tree would be made for the watering of the trees over a three year period. It was agreed that the Parish Council would contact local groups/residents to ascertain if there was an interest in assuming this task.

{Action – Clerk}

Alan Marsh left the meeting at 7.50 pm.

23/59

APOLOGIES FOR ABSENCE AND DECLARATION/NATURE OF INTERESTS

Apologies for absence had been received from Cllrs Houghton, McKinlay (ECC), Moorcroft and Pearson (BBC). Cllr Houghton was unable to attend due to a family commitment. Cllr McKinlay (ECC) had other work commitments and Cllr Moorcroft was unwell. No reason for the absence of Cllr Pearson (BBC) was provided.

No declaration of interests had been received.

23/60

MINUTES OF PARISH COUNCIL MEETING HELD ON 30th MARCH 2023

The minutes of the Parish Council Meeting held on 30th March 2023 were authorised as a true record.

[Proposed Cllr Foan, Seconded Cllr Lister – All in favour]

23/61

PROGRESS REPORT – Clerk

The assessment of the waste bins in West Horndon Park and Station Road would be undertaken over coming months.

Progress against other actions was shown in the distributed report. Many actions had a bearing on items being dealt with later on the agenda. Where appropriate any information discovered would be disclosed under the relevant agenda headings.

23/62

FINANCE – Responsible Financial Officer

The payments for April 2023 were approved.

[Proposed Cllr Petty, Seconded Cllr Hannah – All in favour]

The budget/spend analysis for 2022/23 to date was noted.

The bank reconciliation as at 31st March 2023 was noted.

23/63

PLANNING UPDATE – Cllr Foan

22/01390/OUT – Broadfields Enterprise Park, Old Tilbury Road, West Horndon – Outline planning application for the development of up to 32,000 square metres of employment floorspace with Use Classes E(g)(iii), B2 and B8 including an enterprise hub of micro and small units for small businesses, new access from Old Tilbury Road, an ultra rapid electric vehicle charging facility and a children's play area (appearance, landscaping, layout and scale to be reserved matters).

While new documentation had been submitted by the applicants, Parish Councillors agreed that all objections previously raised in respect of this application remained valid. The land in question was part of the green belt and the site did not feature in the

adopted BBC Local Development Plan 2016-2033. The applicant had suggested that the flood assessment for the land should be changed but the new report was flawed as it only included surface water flow information from north of the site and did not take account of flow from the north east or north west. It was agreed that all objections to the proposed development would be reiterated, along with details of why the latest flood report from the applicants should be regarded as meaningless.

[Proposed Cllr Foan, Seconded Cllr Houghton – All in favour]

{Action – Clerk}

23/00261/HHA – 19, Petresfield Way, West Horndon – Demolition of existing rear of the property and construction of a single storey rear extension including a roof lantern.

This was the second application for this property using the same planning reference number. While some amendments to the plans had been made, Parish Councillors still considered the extension to be very large and would, if built, create light and privacy issues for adjoining properties.

[Proposed Cllr Foan, Seconded Cllr Petty – All in favour]

{Action – Clerk}

23/00319/HHA – 63, Cadogan Avenue, West Horndon – Construction of a single storey garden room to the rear.

The garden room was considered very large, being the complete width of the property. It was also 4 metres in height. Parish Councillors thought the application should be refused as the proposed garden room was too close to the boundaries of neighbouring properties.

[Proposed Cllr Foan, Seconded Cllr Petty – All in favour]

{Action – Clerk}

23/00450/HHA – 121, Thorndon Avenue, West Horndon – A hip to gable loft conversion to create a dormer window to the rear elevation. A single dormer to the front elevation and a single storey rear extension to include two roof lights. Also alterations to the fenestration.

Parish Councillors were of the view that the rear dormer was very large and the front dormer design was out of character with other dormers in the general vicinity. It was felt the proposed works could have more cosmetic appeal than presently planned. It was also recognised that the undertaking of works could pose serious problems as the property was directly opposite West Horndon Primary School, with the highway in this area subject to extended waiting and loading restrictions.

[Proposed Cllr Foan, Seconded Cllr Petty – All in favour]

{Action – Clerk}

It was confirmed that a meeting with Thurrock Planning Department had taken place. It was noted that no decision had yet been taken by Thurrock Council regarding the proposed housing development at King's Farm, Orsett. Thurrock Officers verified that before approval of any scheme close to West Horndon the Council would need to be reassured that the capability of providing appropriate infrastructure was in place. At the present time there was concern that insufficient money was available to ensure this.

The opportunity was also taken to report to the Thurrock Council Officers recent activity at 8 & 9, Wantz Cottages, St. Mary's Lane, West Horndon and the likelihood that this has been undertaken without obtaining appropriate planning permission.

It was noted that two properties in West Horndon had been reported to the BBC Planning Enforcement Team where works had been undertaken without planning applications being approved. The Parish Council was pleased to learn that in both cases the works carried out were covered under permissible development. **(Note:** It has subsequently been confirmed that for works carried out under permissible development it is advisable to secure a Section 192 Lawful Development Certificate. However, it is not essential to do so. Notwithstanding this, it is necessary, when appropriate, for Building Regulations to be applied for.)

Cllr Murphy (BBC) left the meeting at 8.30 pm.

23/64 NEIGHBOURHOOD PLAN/LOCAL DEVELOPMENT PLAN – Cllr Foan

BBC Planning Department has verified that it will work closely with West Horndon Parish Council in the preparation of its Neighbourhood Plan to ensure it is consistent with the content of the Local Development Plan 2016-2033.

23/65 HIGHWAYS UPDATE – Clerk

Cllr McKinlay (ECC) was presently making enquiries on a number of matters and it was hoped positive information would be received shortly.

23/66 PARK UPDATE – Clerk

Enquiries by Cllr Petty had confirmed that some of the maintenance work identified as required by the recent RoSPA report on West Horndon Park could be undertaken by offenders as part of their community sentences. It was being verified what documentation needed to be completed and what supervision of the offenders would be required

It was agreed that the damaged noticeboard within the Park would be replaced.

[Proposed Cllr Foan, Seconded Cllr Lister – All in favour]

{Action – Clerk}

One updated estimate for the replacement of the fence surrounding the Children's Play Area had been received. When the other updated estimate had arrived a decision would be taken on which company to award the work to.

23/67 COMMUNITY MATTERS – Cllr Houghton & Clerk

It was agreed that the bench close to the junction of Station Road and the A128 should be replaced and bear the inscription 'Presented by West Horndon Parish Council'. As the present damaged bench had concrete supports, Cllr Petty agreed to look at the best way these could be removed.

{Action – Cllr Petty}

23/68 REMEMBRANCE SERVICE FOR AMERICAN AIRMEN – Cllr Lister

Cllr Lister confirmed that progress regarding the 80th Anniversary Service of the air crash close to West Horndon Village when American airmen had lost their lives continued to be made. Also, that agreement was trying to be secured for a fly past to be made.

23/69 WEST HORNDON PARISH COUNCIL WEBSITE – Cllrs Foan, Hannah & Petty

Cllr Petty had prepared some draft pages for the new Parish Council website and these would be discussed with Cllr Hannah to determine a suitable way forward.

23/70 PARISH NEWSLETTER – Cllr Houghton

It was disappointing to note that the article in the last edition of the Parish Newsletter had not secured any volunteers to become a flower arranger at St. Francis Church.

23/71 DELEGATED AUTHORITY – Clerk

The following action was noted as being undertaken under delegated authority since the Parish Council meeting held on 30th March 2023.

Planning Application No. 23/00266/FUL – Land at the rear of 179 – 185, Thorndon Avenue, West Horndon – Construction of a detached building forming 8 garages. (Retrospective.)

This was a revised description of the proposed works, as it was initially communicated to West Horndon Parish Council as a change of use of the land for the construction of eight new single garages.

The application form submitted with the application clearly stated that the garages were for the purpose of parking motor vehicles. Also, included on the application form was the assertion that the garages would (a) not involve the carrying out of industrial or commercial activities and processes; and (b) not involve the use or storage of any

hazardous substances. From local knowledge and information provided by residents only one garage appeared to be being used for the parking of a motor vehicle, with the remainder being utilised for commercial purposes, including the storage of construction materials. This latter use appeared to include the storage of what could potentially be hazardous materials.

Documentation provided in respect of a previous application for this site gave a listing of the current lease holders for the garages and the use to which the units were being put. This was clearly at odds with the submitted application form. The paperwork showed seven of the eight garages were being used for storage purposes - six on a commercial basis and one for household goods. The discrepancy between documentation stating the garages were for the parking of vehicles and the fact that it was known they were being used for commercial purposes meant that West Horndon Parish Councillors believed it was impossible to approve the present application.

It had been observed that vans and lorries were visiting the garages at unsociable hours and that commercial materials were being stored in the units. All eight garages (units) were within a residential area with homes backing onto the yard where the vans and lorries waited while the loading and unloading of materials took place. This was clearly inappropriate. It was also noted that residential property had been damaged by commercial vehicles manoeuvring for access on the land. Due to the parking of some users of the land it often proved necessary for vans to reverse along the access road.

The road giving access to the land at the rear of 179 to 185 Thorndon Avenue was an eyesore. Various bits of hardcore had been placed on the old roadway to try and make the road less uneven. This had not been successful and created a significant amount of noise as the hardcore was driven over. The road desperately needed to be tarmacked to reduce noise and provide suitable driving conditions to access the garages. This was important whatever use the garages were being put to.

The Parish Council firmly believed the application should be rejected given the close proximity of housing and the disturbance caused by regular access being sought outside of normal working hours.

23/72 REPORTS

A report summarising planning applications dealt with by the Parish Council during 2022 and 2023 was presented.

23/73 CORRESPONDENCE LIST

The correspondence list for April 2023 was noted.

23/74 ITEMS FOR NEXT AGENDA

No items were put forward.

23/75

NEXT MEETING

The next meetings in West Horndon Parish are planned to take place on:-

Annual Parish meeting - Thursday 11th May 2023.

Annual Parish Council meeting – Thursday 25th May 2023

Kim Harding

17th May 2023

Clerk and Responsible Financial Officer