

**MANNINGTREE TOWN COUNCIL**  
Unapproved  
**Minutes of the Town Council meeting held in the Community Room**

**Thursday 19<sup>th</sup> July 2007**

**38/07 Present:** Cllr. L. Lay-Flurrie  
Cllr. M Dew  
Cllr. V. Bettle  
Cllr. E. Edwards  
Cllr. A. Hoskyns  
Cllr. R. Streames

**In attendance:** PCSO H. Howe  
Lawford P.C.: Cllrs. Ainger, Guglielmi, McCracken and Pallett  
Mistley P.C.: Cllrs. Fairhall and Rose  
East of England Co-operative Society:  
Mr. D. Cook-Abbott (property manager),  
Mr. R. Grosvenor (trading manager) and  
Mrs. Mirriam Harrup (Community Manager)  
Mr. M Potter (Hurley Porte and Duel Architects)  
Ms. R. Kenneison – Clerk

**39/07 Apologies for absence** Cllr. Hughes-Stanton. The Mayor took the opportunity to welcome those present, in particular Manningtree's new Town Councillor, Dr. Vernon Bettle.

**40/06 Minutes of the previous meetings** The minutes of the meeting of 14<sup>th</sup> June were approved and signed. Proposed Cllr. Hoskyns, seconded Cllr. Edwards.

**41/07 Declaration of interests** There were no changes to the Declarations of Interest. Cllr. Bettle was given his Declarations of Acceptance of Office and Interests to complete.

**42/07 Open Session** The Mayor said that, for the convenience of those present, the Open Session would be moved up the agenda.

PCSO Howe said that in the past month there had been 10 reports of nuisance, 10 of criminal damage and 3 thefts (all 3 thefts had been solved, along with 3 recent burglaries). Sgt. Crawley has moved away but a replacement is due. Nuisance youth calls have gone down, partly helped by a change in PCSO hours. The Councillors thanked PCSO Howe and she left.

The representatives of the Co-op introduced themselves. Mr. Cook-Abbott explained that since the East of England Co-op was formed by merger two years ago, they had been reviewing all their stores to rebrand and improve them. The Stanway store had been rebuilt and the Mersea one updated. Manningtree had been on the list, but he could not pretend that Tesco's proposals hadn't brought things forward. The plans have been submitted but the internal layout is not finalised. There is to be an extensive consultation process, including a display at the store. The store would increase from 11,800 sq ft to 15,900. In summary, the issues discussed were:

The car park. Six car-parking spaces will be lost, but a full survey of the car-park is due; it is hoped to add spaces, improve access for pedestrians and reduce the opportunities for using it as a race-track in the evenings. Councillors asked if the car-park could be closed out of hours and the Co-op said that this and CCTV were both under consideration. They suggested that a "police stop" might be possible at the store, and this was warmly welcomed.

The Post Office: it is proposed to relocate this to the rear of the store (it has to be secure i.e. brick and this position allowed for more glass to the front of the store). It would still have three counters. The new position was heavily criticised by those present; there were concerns that the elderly, disabled and those in a hurry would be put at a disadvantage by having to

traverse the entire store to have a letter weighed. Cllr. Streames suggested that it would be better placed on the side of the store. The Co-op stated that the Post Office is safe with them.

Internal Layout: there is to be a 24-seat café; the deli counter will be reduced but there will be a salad bar and hot food instead. There will also be a concession in the front of the store; the Co-op is hoping a shoe shop will take this, as this is something the town lacks.

Other impacts: there will 15-18 new jobs (on top of the 96 that already exist). Shop and Post Office hours will stay the same. There will be a modest increase in deliveries from 51 across the week to about 56, with delivery times pitched to avoid congestion as much as possible.

Stocking: there were complaints about poor shelf stocking and the frequent unavailability of special offers; the Co-op said they hoped to improve stocking considerably and to offer assistance to take shopping to cars. They also plan to stock more local produce, and have just come to an agreement to stock 360 Anglian growers.

#### **43/07 Matters arising from the minutes**

**39/03 Condition of 33, South St** TDC's surveyor has visited since some tiles from the roof to the pavement and will require repairs.

**103/05a) Conservation area** The Clerk said that an Article 4 directive covers general matter such as windows and roofs and asked the Councillors to consider which aspects of the architecture of the town, particularly of unlisted buildings, they considered worth protecting.

**Action: Councillors**

**126/05 Guide book** The Clerk said that she now had several options available. The Council was in support of local production; she was asked to produce comparison of quotes. Cllr. Dew said he would see if funding would be available from TDC.

**Action: Cllr. Dew, Clerk**

**26/07 Replacement Streetlight** The Clerk was asked to progress the quote from Cartledge as soon as possible.

**Action: Clerk**

**110/07 Salt bin for the Marketplace** The best position was considered to be just to the east of the public lavatories and the Clerk was asked to suggest this to TDC.

**Action: Clerk**

**19/07 Co-option of Councillor**

**Item discharged**

**23/07 Lease for Community Room** A continuation of the lease had been received and it was signed by the Mayor. The Clerk was asked to provide a statement of account for the Room in September and to include it as a sub-account in future accounts.

**Action: Clerk**

**24/07 Improvements to bus shelter** It appears from information received from TDC that if Manningtree TC were to purchase a new panel it would become the property of Clearchannel, the owners of the shelter. The Clerk was asked to contact Clearchannel in the first instance and suggest that they fund it.

**Action: Clerk**

**10/07a) Bench on sea wall** The Clerk said she had received the forms and had completed them, but had queried whether the £50 charge for an application should be levied. Once this issue had been resolved, she would submit the application.

**Action: Clerk**

**36/07 Leisure facilities for the area** Cllr. Guglielmi said that a new committee was being formed to liaise with the high school.

#### **44/07 To receive reports from representatives on committees**

**a)** Cllr. Dew said that the half-pipe had been installed at Furze Hill and was already in use. He said that if any Councillors happened to be passing, he would be grateful for feedback regarding the date and time of visit, the level of use etc. The Council recorded its thanks to him.

**b)** Cllr. Hoskyns said that the Cemetery Committee had met and was in good shape.

**c)** Cllr. Streames said that the Welcome Home Trustees were barred by their Articles from

giving the Cricket Club the 21-year lease they needed to obtain funding for developing a new cricket field on the site, but were meeting again next week.

**d)** Cllr. Lay-Flurrie said that the following plans had been received:

**07/00958/LBC** and **07/00959/FUL** (former Stour Bay Café) and **07/01112/TCA** (to fell a tree in St. Michael's Court). There had been no objections to these.

**e)** She added that she had attended the East Essex Area Forum and the Civic Service at St. Andrew's, Weeley.

#### **45/07 To consider problems with noisy youths at Compass Court**

The Clerk explained that she had been contacted by a resident who was troubled by noisy youths who gather under the sheltered side entrance late into the evening, make considerable noise and vandalise property. She added that she understood that Colne Housing has said that it will only provide a gate if the residents pay and had also suggested that a landowner with shared access might object. She had contacted the landowner who had said he would be only too happy to see a gate there so long as he had some keys. It was therefore proposed that the Council write to Colne to observe that the lock on one gate was broken, that it was felt that Colne, as the landlord, should pay for a new gate, that the freeholder with right of way would have no problems with a gate and that Colne might be found liable if one of the youths were to be injured on their unsecured property. Proposed Cllr. Lay-Flurrie, seconded Cllr. Hoskyns. **Action: Clerk**

**46/07 To approve payment of the following cheques** Proposed Cllr. Dew, seconded Cllr. Streames. It was agreed to query the charge for election expenses before it was paid.

Bruce Landscapes	£23.50
Mrs. L. Lay-Flurrie (materials for fixing bench)	£27.03
Status Office Services	£15.45
E-on Energy	£166.09
Mistley PC (PCSOs)	£889.36
Lawford PC (PCSO Cuthbert's 5-a-side league)	£100.00

And for urgent payment:

TDC election expenses	£67.85
Lubbock Fine (external audit)	£158.63
Modney Concepts (last month's cheque not sent)	£4,700.00
Ian Rose (safety works at half-pipe)	£18.75

#### **47/07 Correspondence**

##### **For reply and attention**

**a)** Letters for comment to be circulated; the Clerk added that she had a letter from the solicitor about the Riverside Walk. The Council felt that access arrangements were satisfactory. Propose Cllr. Bettle, seconded Cllr. Edwards. **Action: Clerk**

**b)** Extra post includes co-op plans, letter re Tesco, E. Essex Area Forum, Crown Estate and Mayflower Line agenda.

## MANNINGTREE TOWN COUNCIL

CLERK'S REPORT TO THE MEETING OF 19<sup>th</sup> July 2007

Report prepared 11<sup>th</sup> July

- 39/03 Condition of building at 33 South Street** Mr. Bartleet of the Buildings Preservation Trust has had a preliminary conversation with the owner.
- 101/05 Possible site for youth shelter** A response has been received from Telereal indicating that BT is unlikely to agree to the lease of the land due to security concerns.
- 103/05a) Conservation Area** I spoke to TDC before writing; this subject needs further discussion.
- 117/05b) Highways matters** Action still awaited.
- 126/05 Welcome card and guide book** I am awaiting feedback from a local commercial artist who is keen to produce a guide.
- 24/06 Replacement street light** I have received a quote from Cartledge.
- 78/06 Town Plan meeting** Nothing further to report.
- 82/06 Public access at Mistley Quay** I have written again to the HSE.
- 110/06 Possibility of a salt bin on the Marketplace** By the time of the meeting, I intend to have spoken to the market traders about a suitable location.
- 119/06 Proposed Tesco Store** Councillors will by now have attended the public exhibition.
- 17/07 Memorial to Cllr. Scott** I am discussing this with Mrs. Scott.
- 19/07 Co-option of Councillor** **Item for discharge**
- 22/07 Temporary road closure for Manningtree Festival** Application made and being processed by TDC.
- 23/07 Lease for Community Room** I have emailed Colne Housing asking for a new lease, and they have promised to send me one.
- 24/07 Improvements to bus shelter** I have received a quote from TDC for these improvements
- 10/07a) Bench on sea wall** The Environment Agency has telephoned to say that our request has been passed to the relevant area team.
- 36/07 Leisure facilities in the area** I have written to Cllr. Oxley and await a reply.
- 37/07 Plastic bags** I have placed some information in the wallet for Councillors to read.