

## MANNINGTREE TOWN COUNCIL

Unapproved

### Minutes of the Town Council meeting held in the Methodist Church Hall Thursday 15<sup>th</sup> March 2007

**114/06 Present:** Cllr. M. Dew  
Cllr. E. Edwards  
Cllr. A. Hoskyns  
Cllr. L. Lay-Flurrie  
Cllr. R. Streames

**In attendance:** Mr. M. Kissman (Tesco rep): to end 120/07  
Mr. Robeson (planning agent for Tesco): to end item 120/07  
80-plus members of the public: to end item 120/07; thereafter, 2  
Mr. J. Schofield (Harwich and Manningtree Standard)  
Ms. R. Kenneison – Clerk

**115/06 Introduction** The Mayor requested that everyone present observe a one minute silence in memory of Cllr. Scott, who had sadly died recently. Following the observation of this, she welcomed everyone present to the meeting and explained that the representatives of Tesco were unable to take questions directly from the public. She stated that the meeting would follow the format set out in the agenda, except that the Open Session would follow immediately after the presentation from Tesco.

**116/06 Apologies for absence** Cllr. Hughes-Stanton had an unavoidable work commitment.

**117/06 Minutes of the previous meetings** The minutes of the meetings of 15<sup>h</sup> February were approved and signed. Proposed Cllr. Edwards, seconded Cllr. Lay-Flurrie.

**118/06 Declaration of interests** Cllr. Hoskyns reported that she had sold her shares in Tesco.

**119/06 Presentation from Tesco** Mr. Robeson spoke on behalf of Tesco. He thanked the Council for the invitation, and confirmed that Tesco had indeed purchased the Railex site on Station road and that they intend to build a supermarket there. They are, he said, committed to consultation and to obtaining feedback before they progress their application. However, they have as yet no details on the size, stock or design: these must all be worked up along with traffic assessments for the planning application. He promised that this would be shared with the public "in some kind of format" to ensure that the store was appropriate for the local area. He hoped to consult with all interested local bodies, and obtain their feedback and information, as well as addressing all the policies of Tendring DC. The Mayor thanked him for his contribution.

**120/07 Open Session** In effect, the Open Session followed directly from Mr. Robeson's presentation. The Councillors all asked questions, and many questions from the public were routed via the chair to the Tesco representatives. Many questions received the answer that Tesco had not yet reached that stage of planning, that it was hard to give a specific answer or they had reached no decision. However, we did learn that:

1. A member of the public (not present) had attended a meeting with Bernard Jenkin MP and Mr. Kissman at the House of Commons, where Mr. Kissman had stated that the proposed size of the store was between 35,000sq ft and 40,000 sq ft. Mr. Kissman was asked to confirm the truth of this assertion and he did so. Those present asked what that looked like on the ground, and Mr. Kissman said that was "about double" the Co-op. The Clerk stated that the retail area of the Co-op was 11,700 sq ft, with perhaps another 2,500 sq ft of service area.
2. They hope to apply "by the summer". It was observed that if they had no firm plans as yet, this left very little time for public consultation.
3. They say the new store would provide 100 jobs and only need six delivery lorries a day. The

Mayor observed that the jobs would be offset by losses at the Co-op, and a member of the public with a background in retail stated that far more than six lorries would be required to stock such a store. Tesco said they no idea as yet about potential traffic flows from shopper's cars.  
 4. They stated that their store card data showed that they had a lot of customers in this area.

**121/06 Matters arising from the minutes**

**39/03 Condition of building at 33 South Street** As ever, the problem is the very small budget TDC devotes to listed buildings.

**103/05a) Conservation area** The councillors agreed to consider which features of the locality should be included in any Article 4 Direction. **Action: Councillors**

**24/06 Replacement street light** The Clerk was asked to write and give the company concerned a month to install the light, before approaching another supplier. **Action: Clerk**

**57/06 Running of Community Room** Cllr. Dew reported that with three one-off hirings in the last month, all costs will now be covered. **Item discharged**

**78/ 06 Town plan** The clerk said that there was still some question about whether or not the funding granted for the Town Plan would be clawed back if a plan was not completed. However, the Councillors agreed that up to £100 would be reimbursed by the Town Council if necessary, so any committee that formed would have at least that amount to spend.

**81/06 Location of waste bins.** The Clerk was asked not to discharge this item until the bins had actually been moved.

**110/06 Salt bin for the Marketplace** the only salt bin within a hundred yards is one owned, maintained and used by the health centre, and therefore one needs to be provided for the Marketplace. **Action: Clerk**

**112/06 Lights at Maltings Wharf** The Clerk was asked to write back saying that the Town council was unable to adopt the lights there as it was not a public area.

**For other information on matters arising, please see Clerk's Report.**

**122/06 To receive reports from representatives on committees**

a) Cllr. Lay-Flurrie said she would attend the meeting with Hutchison Ports.

**Action: Cllr. Lay-Flurrie**

b) She said that three plans had come in, and there had been no objections to any of them:

**07/00202/FUL** (first floor extension to Stour Fruiterers);

**07/00320/TCA** (to crown reduce walnuts on Malthouse Road);

**07/00284/FUL** (change of use at Strudels).

**123/06 To consider 137 Grants** The Council agreed to the following donations (proposed Cllr. Hoskyns, seconded Cllr. Lay-Flurrie):

Welcome Home and Memorial Fund: £300;

CAB: £280;

Manningtree Museum: £100;

Manningtree Festival: £100;

Friends of Foundry Court: £50;

Community Bus: £200;

Manningtree Squadron ATC: £100.

**124/06 To approve payment of the following cheques**

Proposed Cllr. Dew, seconded Cllr. Edwards.

Manningtree Methodist Church £13.50

Local Council Review £13.50

For urgent payment:

Mistley PC (PCSOs) £907.51

Status Office Services £8.81

Clerk's Salary and Expenses £670.15

And all the grants awarded in para 123/06 above.

**125/06 Correspondence and other matters:** Cllr. Edwards observed that a press cutting had stated that Manningtree TC had agreed to oppose the Tesco application when in fact no vote had as yet been taken.

The Councillors agreed not make a collective donation in memory of Cllr. Scott as they had all made private donations to his memory already.

**MANNINGTREE TOWN COUNCIL**

**CLERK'S REPORT TO THE MEETING OF 15<sup>th</sup> March 2007**

**39/03 Condition of building at 33 South Street** The conservation officer at TDC said that he has been occupied lately by the local plan, and that there is still no money in the kitty to deal with listed buildings.

**101/05 Possible site for youth shelter** I have written again to Telereal.

**103/05a) Conservation Area** Mr. Hornby explained the Conservation Area appraisals had incorporated our views and are on the planning area of TDC website. Obtaining an Article 4 Direction is a separate matter but we can push ahead with it. Our first step would be to write to TDC, saying which streets or properties it should apply to, and which particular features should be protected. However the work to organise such a Direction is resource intensive.

**117/05b) Highways matters** Cllr. Dew has emailed Highways regarding the disabled bay.

**126/05 Welcome card and guide book** Nothing further to report.

**10/06a) Quotes for lighting maintenance** Nothing further to report.

**24/06 Replacement street light** Nothing further to report.

**56/06c) Environment Agency works** Nothing further to report.

**57/06 Running of Community Room** The lease has been signed and returned to Colne Housing.

**Item for discharge**

**78/06 Town Plan meeting** the few people who attended were very interested and keen to push the matter forward. Another meeting has been organised for Wednesday 21<sup>st</sup> March at 7.30p.m. in the Community Room.

**81/06 Location of waste bins** I have spoken to the person in question who promised to have a look and move the bins if feasible.

**82/06 Public access at Mistley Quay** I have written again to the HSE, enclosing a copy of my previous letter to which I have not had any reply.

**92/06a) Tesco and Railex Site** See agenda.

**110/06 Possibility of a salt bin on the Marketplace** Cllr. Lay-Flurrie to report.

**112/06d) Lights at Maltings Wharf** I have replied by email to the company saying that we are considering the matter.