

# Asheldham & Dengie Parish Council

Parish Clerk / RFO: Kevin B. Money

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Minutes of the Asheldham & Dengie Parish Council Meeting held on Monday 3 <sup>rd</sup> . February 2025 at 6.30pm in Dengie village hall	ACTION
<p>Present: Cllrs D. Henson, L. Brown, S. Russell, A. Snowdon and Kevin B. Money (Parish Clerk). There were also 8 members of the public present</p> <p><b>001/2025 Apologies for Absence</b> were received from Cllr R. Griffiths. No other apologies were received</p> <p><b>002/2025 Declaration of Interest</b> To declare any Pecuniary, Registerable or non-Registerable Interest relating to items on the agenda. Cllr D. Henson declared an interest in item 011/2025</p> <p><b>003/2025 To approve the Minutes of the last Council meeting of Asheldham &amp; Dengie PC</b> To receive and agree the minutes of the last A&amp;DPC meeting held on 6<sup>th</sup>. January 2025 <b>All Agreed</b></p> <p><b>004/2025 Questions from the Press and Public –</b> <b>(This session will not exceed 15 minutes – unless otherwise directed by the Chair - no individual to speak for longer than 3 minutes on any one issue)</b> An opportunity for members of the public and press to speak about items on the agenda and to raise other issues. Where is the access being made for The Manor application. Councillors explained what is on the application. Will further planning applications be submitted? Councillors cannot look into the future Work traffic to the Solar Farm – Could signs be erected to stop traffic having access? Further access statements have been submitted to MDC.</p> <p><b>005/2025 ARG Report – Colin Cooper</b> Dengie Feeds have very generously donated the sum of £200.00 to ARG for the purpose of giving to charitable purposes of ARG's choice. The net sum after the cost of Mrs Hindmarch's new union flag and two flags for Dengie Feeds itself was deducted came to £177.14, which was split evenly between ALK Positive Lung Cancer and Alzheimer's Society at £88.57 each. On delivering the Parish Paper it was noted that some trees in Asheldham have been felled by Essex Highways. Cllr L. Brown and Jo Griffiths have been in contact with Essex Highways regarding further tree felling in the area.</p> <p><b>006/2025 Village Hall Report – Lyn Moull</b> Both sides of the village hall have been cleared and the stage is going to be repainted. Regarding the extension to the village hall Lyn Moull is going to MDC for a pre-application advice</p> <p><b>007/2025 Flag pole and Flag co-ordinator.</b> No further update available. &gt;&gt;&gt;</p> <p><b>008/2025 Formation of Dengie Residents Group.</b> No further update available A resident asked what is required to set up a Dengie Residents Group. Cllr D. Henson explained what is required and it needs starting up the group. It could run on the same lines as ARG.</p> <p><b>009/2025 Asheldham Brook Bridge</b> Below is the email response from ECC Cllr W. Stamp As outlined in our response dated 27<sup>th</sup> July 21, we had programmed for the work to reconstruct the bridge to be undertaken this financial year. However, following a review of the project, it was decided that we should re-assess the load carrying capability of the bridge as the previous assessment was completed in 1993 and since then standards and analysis techniques have been updated. Therefore, we are currently working on the assessment which will be completed by the end of the financial year (March 25). Once we know the outcome of the assessment, we will be able to determine the future of the bridge. The condition of the bridge is regularly being monitored. Once the assessment has been completed, officers will update you</p>	<p><b>Remove from agenda</b></p>

**010/2025 Dengie Marshes wind Farm Project**

No planning application has been submitted. Just 600 copies of the proposal have been circulated to residents. Possibly 17+ turbines could be erected. Each turbine up to 730ft high. Miles of roads to put into the Marshes. Public opinion is that this project will go ahead "come what may". The project is being erected on a wildlife nature reserve. The timetable is further forward than being published.

Cllr A. Snowden proposed to set up a working party on this project. Cllr L. Brown seconded. >>>

**All Agreed**

The planning application could be submitted in Autumn 2025 with a decision in 2026

Cllr A.  
Snowden

**011/2025 Planning Application/s****FUL/MAL/25/00003** - Land to The South of Keelings Road Dengie Essex

Installation of a 167metre long underground cable providing a point of connection to the National Grid, for the previously granted adjoining Solar Array development (ref. 23/01236/FULM) at Land at Dengie, Keelings Road, Southminster.

**RESOLVED:** Asheldham & Dengie Parish Council No Comment on this application

The Clerk drew this application to attention of Councillors and residents the planning application

**FOR INFORMATION ONLY****25/00016/SCR** - Land Rear of Dengie Crops Hall Road Asheldham Essex

Screening opinion for a proposed 900kW single wind turbine which will provide power to Dengie crops grain and feeds processing facility

**All Documents can be found at**

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=25/00016/SCR>

**Councillors noted this application which MDC does not require a response from A&DPC**

The Clerk to the attention of Councillors and residents the planning application

**FOR INFORMATION ONLY****25/00027/AGR** - Badnocks Farm Badnocks Chase Asheldham Essex

Prior notification for an agricultural grain storage for storage of combinable crops from farm, to be enable the storage of additional crop varieties.

MDC have received a notice of intent to undertake agricultural development at the above site, details of which can be found on their website [www.maldon.gov.uk](http://www.maldon.gov.uk).

Certain agricultural development on agricultural land is granted planning permission by Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) subject to a prior notification procedure. This gives the local planning authority the opportunity to request, within 28 days, the submission for approval of certain additional details where a specific proposal is likely to have a significant impact on its surroundings

**All Documents can be found at**

<https://cdp.maldon.gov.uk/planning/planning-documents?SDescription=25/00027/AGR>

**Councillors noted this application which MDC does not require a response from A&DPC**

**25/00012/PACUAR** - Agricultural Building at Dengie Manor Manor Road Dengie

Application for prior approval for the change of use of an agricultural building to one dwellinghouse.

**RESOLVED:** Asheldham and Dengie Parish Council strongly object to this application.

This application is being made under Class Q, which relates only to Agricultural units as defined under the relevant planning regulations, those which are solely involved in agriculture. By way of the farms use for equestrian activity it has become ineligible for Class Q applications, it ceased to be a farm from the point the current owners purchased the property and kept horses for non-farming use.

The arable land has been down to grass for decades, cut annually for "hay" by outside contract, and said hay not stored or used within the property.

It has been pointed out by long term residents of the area who are neighbours to Dengie Manor that the current owners have never actually farmed any of the land and never had livestock, but did run a livery yard from the site. This is further borne out by planning application / consent 95/0372 for conversion of livestock housing to stables and feed store, application / consent 02/01210 for an all-weather menage within the farm yard.

Application /consent 95/0372 is believed to have been for the building concerned in this current application ("change of use of vacant animal sheds and feed store to stables and tack room), which is borne out by the applicants' surveyors photographs which clearly show modifications for horse stabling (the added rails above the stall walls, haynets, and open feed store space)

The applicant has stated access via a gate on Manor Road, adjacent to the village hall. This track was created only weeks ago by repeated driving of a tractor over the field. This field was very

roughly ploughed before a series of planning applications for retirement homes was made by the applicant, rendering it impossible for the field to even be cut and maintained. The access to the farm yard has never been across these fields, but via a driveway on the north edge of the Dengie Manor garden, or the dedicated farm track between St James Church and The Old Wheat Barn, off Keelings Road. All maps seen and aerial images support this. Property map from 1974 attached, showing clearly the access, and the lack of it from Manor Road next the hall, the applicants map with annotation.

On the application form, given the evidence:-

Eligibility.

By 20 March 2013 agricultural use had long ceased, not as stated.

No, the use stated has not been continuous, and the photographs provided by the applicant support this.

Have there been other applications under Class Q? Stated as NO, however the consent for a farm building on the south side of Keelings Road (21/00566 and subsequently 24/00564 were made under Class Q and erroneously granted despite the evidence put forward by the Parish Council at the time so the application is incorrect.

Listed building. In this instance as shown on the applicants own plan this building does lie within the curtilage of Dengie Manor, a grade II listed building.

The Parish Council would also point out that the survey done on the building is cursory, and the previous application 21/00566 was done in similar manner only to be found deficient structurally.

We would suggest that this survey is inadequate in terms of determining structural soundness.

The Parish Council would respectfully remind the Planning Department of the deadline for this decision, and the fact that if missed by MDC the default position would be granting of the application regardless of the errors within it.

**012/2025 Planning Decision/s made by MDC affecting Asheldham & Dengie**

**013/2025 Planning Appeal**

**24/00267/OUT** - Land at White Horse Cottage, Tillingham Road, Dengie, Essex

**Proposal:** Outline planning application with all matters reserved except landscaping for the construction of a 3-bedroom detached bungalow with detached double garage

Appeal Ref: APP/X1545/W/24/3347722

**Decision Level:** Delegated - **APPEAL DISMISSED – 08.01.2025**

**014/2025 Questions from the Press and Public – Second Session**

**(This session should not exceed 15 minutes – unless otherwise directed by the Chair - no individual to speak for longer than 3 minutes on any one issue)** An opportunity for members of the public to speak and raise issues. Code of Conduct consistent with “Nolan Principles” set out in Appendix 1 and the provisions of S29(1) Localism Act 2011.

No questions from the public

**015/2025 Finance**

1) To receive the Bank reconciliations as at 31<sup>st</sup>. January 2025

Councillors noted the Bank reconciliations as at 31<sup>st</sup>. January 2025

2) To receive the comparison of Actual to Budget 2024/25

Councillors noted the comparison of Actual to Budget 2024/25

3) To approve the payment of Accounts for February 2025 and to agree a transfer of funds to meet the Parish Council’s financial requirements. **All Agreed**

**016/2025 To receive reports from External meetings, outside bodies and future meetings**

**017/2025 Items for Next Agenda**

**018/2025 Date of Next Full Council meeting – Monday 3<sup>rd</sup>. March 2025 at 6.30pm**

**019/2025 Closure of the Meeting**

To Close the meeting having considered and determined all items of business

The Chair then closed the meeting at 7.30pm and thanked everyone for attending

Signed

*D Henson*

3<sup>rd</sup>. March 2025

**David Henson  
Chair**