

MINUTES OF A VIRTUAL MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 27th APRIL 2021.

Present: Councillors Anfilogoff, Allen, Palmer and Magness
In the Chair: Councillor Anfilogoff
Clerk: Jenny Clemo
Also present: Councillor Jarvis, Laura Atkinson (RCCE), Sophie Robinson (Hastoe) and 2 members of the public

21/57. Apologies for absence

Apologies received from Cllr. Ashby due to work commitments.

21/58. Minutes of the previous meeting

The minutes of 16th March 2021 having been previously circulated were taken as read and agreed. Minutes will be signed at the next face to face meeting.

21/59. Declarations of Interest

None declared.

21/60. County and District Councillor's reports

Cllr. Jarvis reported the following:

- Leisure Centre contract – Financial support agreed for 2021/22
- Five-year housing land supply – No further update
- Oval Park – Planning application withdrawn
- Council meetings – Still waiting to hear High Court decision.

The Chairman thanked Cllr. Jarvis for his report.

21/61. Public Question Time

Not required.

21/62. Matters for information from previous meetings

Clerk had requested an update on planning issues reported to Maldon District Council over the last year. No reply received as yet.

21/63. Planning Matters

a) Planning applications received:

TCA/MAL/21/00303 - Tree 1 - Sycamore - fell. Tree 2 - Sycamore - fell. Langford Waterworks, Hatfield Road, Langford. The Parish Council agreed that no response was required.

HOUSE/MAL/21/00218 - Single storey side extension. Jechs Barn, Crouchmans Farm Road, Ulting. The Parish Council agreed to comment as follows subsequent to the clerk checking the regulations: The proposed extension which would more than double the size of the conversion allowed under Class Q, Town and Country Planning (General Permitted Development Order) (England) 2015, is contrary to Schedule 2, Part 1A of the same legislation. This states that: Class A – enlargement, improvement or other alteration of a dwellinghouse - Development is not permitted by Class A if: (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). The proposed extension is outside the curtilage indicated in Prior Approval application: 16/01324/COUPA.

HOUSE/MAL/21/00275 - Oak framed gazebo/car port on top of existing concrete base and retaining wall that is already in place. Mill Cottage, Maldon Road, Langford. The Parish Council agreed that no comment was required.

b) Planning decisions received:

TCA/MAL/21/00021 - T1 Sycamore - Crown lift to 5 meters & remove Ivy. T2 Horse Chestnut - Crown lift to 5 meters & remove Ivy. T3 Sycamore - Crown lift to 5 meters & remove Ivy. T4 Horse Chestnut - Crown lift to 5 meters & remove Ivy. T5 Sycamore - Crown lift to 5 meters. T6 Horse Chestnut - Crown lift by 2 metres including removal of branches overhanging boundary by 2 metres. T7 - Willow – Fel., 9, John Thresh Way, Langford was allowed to proceed.

TCA/MAL/21/00033 - T1, T2 & T3 - Copper Beech - Reduce by 3 metres. T4 Sycamore - Crown reduce by 5 metres & remove an overhanging branch. T5 - Copper Beech - Crown reduce by 5 metres. T6 - Copper Beech - Crown reduce by 4 metres. T7 - Sycamore - Crown reduce by 3 metres. T8 - Copper Beech - Crown reduce by 3 metres. T9 Oak - Crown reduce by 3 metres, Luards Farm, Ulting Lane, Langford was allowed to proceed.

COUPA/MAL/20/01353 - Change of use of agricultural building to a dwellinghouse. Building C, Stock Hall Farm, Hatfield Road, Ulting. Prior approval was granted.

FUL/MAL/21/00085 - Demolition and replacement of garage and construction of new driveway and associated parking area, 1 Brockley Cottages, Crouchmans Farm Road, Ulting was approved.

TCA/MAL/21/00095 - T1 & T2 Eucalyptus - 5 metre crown reduction. T3 - Eucalyptus - Removal of broken branch, Old Post Office, Maldon Road, Langford was allowed to proceed.

COUPA/MAL/21/00153 - Application for notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3), and for associated operational development, The Stables, Witham Road, Langford. Prior approval was granted.

c) Planning application withdrawn:

OUT/MAL/21/00143 - Outline planning application (with all matters of detail reserved for future determination except for means of access to the site) for the erection of Business Park extension with associated new and replacement surface car parking together with 60 residential units with associated open space and landscape areas. Oval Park, Hatfield Road, Langford.

21/64. Correspondence

a) Lower Thames Crossing update (previously circulated to councillors) was noted.

b) Essex Minerals Local Plan Review consultation (letter from ECC Planning circulated), was noted.

c) Maldon District Local Development Plan Review - Call for Sites - closing date for submissions 21st May 2021 was noted. Maldon District Council stated that all representations would be considered but land in the open countryside away from any settlement would be unlikely to be found suitable for residential housing.

d) Great British Spring Clean - 28 May to 13 June 2021. Dates were noted but councillors agreed it would be preferable to organise a clean up once the vegetation has died down in the autumn.

e) SLCC Survey on continuation of Remote Meetings. Clerk to respond by 17th June 2021. Benefits of remote meetings were discussed.

Cllr. Jarvis left the meeting at this point.

f) It was noted that Click It Local Maldon District was launched on 20th April 2021.

g) An email from a resident concerning the state of the fence at Ulting open burial ground had been received. The churchwarden had responded.

h) Essex Watch Crime Report for Maldon and Essex Police Monthly Newsletter Maldon had been circulated to councillors.

i) Covid-19 – Twice weekly rapid testing to be made available for everyone. Collection points can be found at: [Getting tested: Collection points for test kits \(people without symptoms\) - Essex County Council](#). To note that West Maldon Community Centre testing site in Maldon closed from 21st April.

j) Freedom of Information Request on Littering and Fly tipping had been received – Clerk had responded.

k) Woodham Walter Annual Parish Meeting, 19th April – Clerk had circulated to councillors.

l) Hare Coursing – Police had been called out by residents in Ulting several times this month. A request to put an article in the next newsletter had been received.

21/65. Finance

a) The following payments were authorised:-

| | Net | VAT | Gross | |
|-------------------------|------------|------------|--------------|-----------------------------------|
| Maldon District Council | £100.05 | £20.01 | £120.06 | Grasscutting – Ulting closed chyd |
| EALC | £116.94 | | £116.94 | Annual affiliation fee |

b) The following direct debit payments were confirmed:-

| | Net | VAT | Gross | |
|----------------------------|------------|------------|--------------|------------------------------------|
| A&J Lighting Solutions Ltd | £17.12 | £3.42 | £20.54 | Streetlight maintenance (Apr 2021) |
| SSE | £6.04 | £0.30 | £6.34 | Streetlight electricity (Mar 2021) |
| SSE | £38.53 | £2.22 | £46.79 | Streetlight electricity (Mar 2021) |

c) Bank Reconciliations – Deferred.

d) VAT Reclaim - Receipt of £158.88 was noted.

e) PKF Littlejohn – It was noted that the annual audit information had been received.

f) Zoom VAT – Correspondence received from ECC. Clerk had received confirmation that the VAT charged should be able to be reclaimed on the next submission

21/66. Neighbourhood Plan

Planning Policy are reviewing the LDP timetable to identify a time slot for the Neighbourhood Plan examination. Once quotes for an Examiner have been received, one will be selected in conjunction with the Parish Council. The examination start date to then be agreed with the Examiner.

21/67. County Broadband

County Broadband had confirmed that the camera survey had not been carried out as yet. In the meantime, a resident had received a visit from an Environmental Health Officer (MDC) to outline the issues with flooding of her property. He agreed to contact the ECC Flood Team which had resulted in a meeting being arranged with a Watercourse Regulation engineer.

21/68. Affordable housing

The Chairman welcomed Laura (RCCE Rural Housing Enabler) and Sophie (Hastoe). The Housing Needs Survey carried out in 2019 indicated that there was a small need for 2 one-bedroom properties for affordable rent. The Essex & Suffolk Water site in Ulting Lane would be the Parish Council's preferred location. Sophie reported that unfortunately this site has significant challenges due to pipes and their required wayleaves which impacts the available area for building. The possibility of using part of the amenity space was suggested and also Site 5. Laura suggested carrying out another Call for Sites for affordable housing could be a way forward as more sites may result. The Chairman thanked Laura and Sophie for attending the meeting.

21/69 Neighbourhood Watch

a) It was noted that a resident had volunteered to coordinate the proposed new group.

b) Clerk had checked how to form a group (Essex Police) and it was agreed that an article would be included in the next newsletter.

21/70. Annual Parish Meetings

Councillors agreed to hold virtual meetings for Langford and Ulting on 5th May 2021. Clerk to circulate agendas and put notices on boards and website.

21/71. Works to Trees in Ulting Lane

A resident's request to top Leylandiis adjacent to their property was agreed by councillors. Clerk to apply for permission to carry out Work to Trees in Conservation Areas.

21/72. Reports from Councillors

a) Chelmer Valley Landscape Group - Cllr. Magness reported that the workshops will commence in October at Little Baddow Village Hall. Main emphasis is to discuss and promote green infrastructure.

b) Hoe Mill lock - Cllr. Magness reported that Woodham Walter Parish Council (WWPC), are trying to arrange a meeting with MDC. It was noted that South Essex Parking Partnership had been employed to monitor the parking problems. One of WPCCs main concerns is litter and they had proposed installation of litter bins. Councillors discussed the problems associated with litter bins.

21/73. Items from the councillors (NEXT AGENDA ITEMS ONLY)

21/74. Parish Council meetings

The return to physical meetings after 6th May 2021 was discussed. Once the High Court decision is received, clerk to contact Village Hall bookings secretary with future dates if required.

21/75. Date of next meeting

The next meeting will be held on Tuesday 18th May 2021.

The meeting closed at 8.30pm

Signed:

(Chairman)

Date