

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 19th APRIL 2022 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Irene Allen, Colin Ashby, Kathy Palmer and Lester Magness
In the Chair: Councillor Irene Allen
Clerk: Jenny Clemo
Also present: District Councillor Simon Morgan

22/50. Apologies for absence

Apologies received from Cllr. Durham.

22/51. Minutes of the previous meeting

The minutes of the meeting held on 15th March 2022 having been previously circulated were taken as read, agreed and signed by the Chairman.

22/52. Declarations of Interest

None declared.

22/53. County and District Councillor's reports

Cllr. Morgan, our new District Councillor elected following the resignation of Karl Jarvis, introduced himself. It was noted that a Professor of Slavonic Studies had volunteered to act as interpreter for Ukrainian refugees arriving in the District. In addition, Cllr. Morgan agreed to follow up the long-awaited Essex County Council Speed Management Strategy and the Parish Council's Local Highway Panel requests for reduced speed limits and extensions to the current restrictions in the Parish.

22/54. Public Question Time

- Flooding at Ulting Lane junction – Reported to Highways on numerous occasions and 'repair will be undertaken with a non-specified timescale'.
- Village Sign – The Parish Council agreed that a plaque to commemorate the Queen's Platinum Jubilee could be mounted on the signpost. Ernest Doe & Sons to action and install repainted sign.

22/55. Matters for information from previous meetings

Nothing to report.

22/56. Planning Matters

a) Planning applications received:

22/00396/TCA - Fell 17 Leylandii Cypress trees and replace them to the rear boundary with 17 trees comprising of 5 Oak trees, 10 Sycamore trees and 2 Willow trees. Mill House, Maldon Road, Langford. It was noted that the work outlined was allowed to proceed.

22/00342/FUL - Construction of a building for B8 Storage Commercial Unit. Land 100M North North West Of Langford Hall Barn, Witham Road, Langford. The clerk had responded under delegated powers as follows: The site is outside any settlement boundary and in the rural countryside contrary to LDP policies S2 and S8. An industrial unit on this site would alter the character of the area and have an unacceptable visual impact on the countryside. The proposed new build industrial building is not within an existing area reserved for development, LDP Policy E1. Oval Park has an extant planning permission for B1/B2 industrial units. The proposed alterations to the vehicular access are noted. The new exit between two existing buildings, does not give drivers sufficient time to stop if vehicles approaching from the north or south are using the existing route into the site. Lorries pulling out of the site and turning right may require greater than the width of the road surface to the detriment of the grass verges opposite. In addition, the proposed rerouting of vehicles on the site would have a detrimental impact on the adjacent historic Grade II listed cartlodge subject of planning application 21/00941/FUL. An increase in the number of large goods vehicles entering the village will cause severe disturbance to those living here, particularly those living in the village centre as evidenced last year when a nearby unit was let to a distribution company. Both Witham Road and Maldon Road are not wide enough for vehicles to pass safely without mounting the verge or kerb and the junction is not designed

for HGVs. The indicative loading bays suggest that the main use of the proposed building is warehousing and distribution which would result in a large number of vehicle movements.

22/00253/HOUSE - Single storey side extension & removal of existing conservatory. 1 Baytree Cottages, Maldon Road, Ulting. The clerk had responded under delegated powers as follows: Policy D1 Maldon District Local Development Plan states that: All development must respect and enhance the character and local context and make a positive contribution in terms of:- a) Architectural style, use of materials, detailed design features and construction methods. Furthermore Policy 5, Langford & Ulting Neighbourhood Plan (L&UNP), states that: Proposals must plan positively for the achievement of high quality and inclusive design reinforcing the locally distinctive and aesthetic qualities of the buildings and landscape in the Parish. This means that: a) new buildings, alterations and extensions to existing buildings, will be individually designed but take their cue from the scale and character, form and materials of existing buildings, and where relevant the host building. The proposed extension does not fit these criteria. The proposed street scene shows removal of hedges and replacement with close boarded fencing contrary to Policy 5b) L&UNP, which states that: Traditional boundary treatments will be respected and reinforced and high walls and fences will be discouraged.

22/00155/TCA - G1 Beech & Maple - Reduce lateral branches by 2m and reshape canopy. T1 Cypress - Fell. T2 Common Ash - 1.5m crown reduction. T3 Holly - 3m height reduction and re-shape. Langmere, Maldon Road, Langford. The Parish Council agreed that no comment was required.

b) Planning decisions received:

22/00092/TCA - T1 African Walnut - Prune back by 5 metres on the thinner longer branches and 3 metres to the rest of the tree, 5 Ulting Lane, Langford was allowed to proceed.

22/000125/HOUSE - Erection of balcony to rear elevation, Brick House, Hatfield Road, Langford was approved.

LDP/MAL/22/00258 - Claim for lawful development certificate for a proposed new rear dormer, Hillcrest, Crouchmans Farm Road, Ulting was refused.

22/57. Correspondence

a) Farleigh Hospice Walk for Life – 8th May along the Chelmer & Blackwater Navigation was noted.

b) Maldon Police Fire and Crime Commissioner public meeting, between 19:00 and 20:00 on Monday 16th May was noted. Venue to be confirmed. For more details, please click [here](#).

c) Ride London (27th and 29th May) – Drop in Event had been held in Maldon on 7th April. For more information, please click [here](#) Clerk had attended briefing on 23rd March.

d) Local Wildlife Sites review – Request from EECOS for potential new sites had been received. Clerk had requested 2007 Register of Local Wildlife Sites and would circulate to councillors.

e) Westcombe Park – It was noted that correspondence with Countryside had been received from Heybridge Parish Council regarding the spelling of Westcombe. Cllr. Allen had also written to Countryside. It was noted that this spelling can be attributed to a different branch of the family in another part of England. The Langford branch were Wescomb.

22/58. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
Maldon District Council	£99.75	£19.95	££119.70	Grass cutting Ulting churchyard
EALC	£118.45		£118.45	Affiliation Fee 2022/23

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 2022)
SSE	£6.04	£0.30	£6.34	Streetlight electricity (Mar 2022)
SSE	£38.53	£1.92	£40.45	Streetlight electricity (Mar 2022)

c) Bank Reconciliations – Cllr Palmer confirmed that she had undertaken internal control to verify bank reconciliation produced by the clerk for month of March 2022.

d) VAT Return – Receipt of £255.28 from HMRC was noted. This includes VAT on Zoom invoice that was not reclaimed last year.

e) It was noted that the Annual audit information had been received from PKF Littlejohn.

f) The following cheque was raised and will be ratified at the next meeting:-

	Net	VAT	Gross	
Essex County Council	£360.00	£72.00	£432.00	Tree risk assessment survey

22/59. **Neighbourhood Plan**

It was noted that the Neighbourhood Plan was 'made' by Maldon District Council at a Council meeting held 31st March 2022 in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The policies in the Plan can now be given full weight when assessing planning applications that affect land covered by the Plan.

22/60. **Tree work in Closed Churchyards**

It was noted that the work will be carried out 20th to 22nd April 2022.

22/61. **Trees in Ulting Lane**

It was noted that clerk had contacted Essex & Suffolk Water but had not received a response. Clerk to email again.

22/62. **Village Gateways**

Cllr. Magness had inspected the gateways which need cleaning. Clerk to find out who can carry this out.

22/63. **Essex Waterways**

The Parish Council agreed that they would invite the new manager to a Parish Council meeting.

21/64. **Utility Aid**

It was noted that the cost associated with the offer to provide quotations for streetlight electricity would be added to the annual cost. The Parish Council agreed that the offer would not be taken up.

21/65. **Dog bin, Ulting Lane**

Cost of bin, post and emptying for first year from Maldon District Council had increased to approximately £350 + VAT (includes approximate cost of installing post if required). Clerk to contact Essex & Suffolk Water regarding the siting of the bin.

21/66. **Insurance**

a) Quotations had been received from BHIB, Gallagher and Zurich. Having given consideration to all three quotations it was agreed that the Parish Council would accept the quotation from Zurich.

b) It was agreed that a five-year long-term agreement would be entered into at a cost of £332.49/year.

21/67. **Mower Service**

Quotations received from Ernest Doe & Sons. Decision deferred until further quotations received.

21/68. **Risk Assessment**

The Draft Risk Assessment previously circulated was reviewed and agreed.

22/69. **Items from the councillors (NEXT AGENDA ITEMS ONLY)**

22/70. **Date of next meeting**

The next meeting will be held on Tuesday 17th May 2022 at Crouchmans Barn, Ulting, CM9 6QS.

The meeting closed at 9.20 pm.

Signed:

(Chairman)

Date: