

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY
15th AUGUST 2017 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Vicky Anfilogoff, Irene Allen, Kathy Palmer, Colin Ashby and John Clemo
In the Chair: Councillor Vicky Anfilogoff
Clerk: Jenny Clemo
Also present: District Councillor Henry Bass and six members of the public

17/123. Apologies for absence

No apologies received.

17/124. Minutes of the previous meeting

The minutes of 18th July 2017 having been previously circulated were taken as read, agreed and signed by the Chairman.

17/125. Declarations of Interest

a) No interests declared.

b) Councillors were reminded that it is their responsibility to check that their Register of Interests are up to date and if any changes occur that they are updated within 28 days on the Maldon District Council website.

17/126. Matters for information from previous meetings

15/197. Path at Ulting Lane green – Clerk had sent photographs to Estate Manger’s PA.

17/102b) Mower Insurance – Clerk had raised an invoice to the Village Hall Management Committee.

17/113. Fingerpost opposite Spring Lane junction with Maldon Road – Clerk had checked Highways map and this issue has been investigated, risk assessed and recorded in line with ECC Maintenance Strategy and they are in the process of scheduling works.

17/115c) Essex Rural Skills Project – Cllr. Allen had attended the launch at Stow Maries aerodrome and article will be included in the next newsletter.

17/115e) Maldon District Conservation and Design Awards – The clerk had nominated Langford & Ulting Halt as agreed at the July meeting.

17/119. Ulting Lane Green – The clerk had drafted a letter and councillors agreed that it should be sent to all residents.

17/127. District Councillor’s report

Councillor Bass reported the following:

- The Local Development Plan had been approved and this strengthens Maldon District Council’s position with regard to development outside settlement boundaries.

17/128. Public Question Time

Not required

17/129. Planning Matters

a) Planning applications received:

OUT/MAL/17/00820 – Outline planning application for residential development comprising 6No. detached dwellings. Oval Park, Hatfield Road, Langford. It was agreed that the Parish Council would recommend refusal as follows: a) The applicant states that: “The application has been prepared following pre-application consultation with the Parish Council. The proposals have thus been considered and revised accordingly with a view to providing community-led housing for the village of Langford.” Last November, CML gave a presentation to the Parish Council with a proposal for eleven houses on this site but the Parish Council did not make any comment at that time. After discussion the Parish Council wrote to CML and was unable to support the

proposal as it did not comply with the Local Development Plan and did not answer the local housing need. The Locality definition of Community Led Housing is: *“Community-led housing is designed and managed by local people and built to meet the needs of the community – not for private profit.”* It should be noted that this proposal is not community led. A Housing Needs Survey has not been carried out by the applicant to show that there is a need for large houses in the Parish. CML Microsystems requested a meeting with the Parish Council to speak about their future plans for Oval Park.

b) The Parish Council has recently carried out a Call for Sites specifically asking for sites that might be suitable for a small number of affordable houses, smaller houses and bungalows to address local need as shown by the RCCE Local Housing Needs Survey, November 2014 which was carried out for the Langford & Ulting Neighbourhood Plan.

c) The site is in a sensitive rural location outside the defined settlement boundary for Langford where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Local Development Plan to meet the objectively assessed needs for housing in the District. It would have an unacceptably intrusive urbanising effect upon the site adversely affecting the intrinsic character and beauty of the countryside. As such the proposal does not represent sustainable development and the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the scheme contrary to policies S1, S8 and D1 of the Maldon District Local Development Plan and the guidance and provisions of the National Planning Policy Framework, in particular Paragraphs 7, 14 and 216.

d) The proposed development represents an intrusive development, out of scale and character with the prevailing pattern of development in the locality as well as having a serious and adverse effect on the amenities enjoyed by occupiers of neighbouring property. The proposal would be contrary to policies D1, D2 and H4 of the Maldon District Local Development Plan and the provisions and guidance contained within the National Planning Policy Framework, in particular paragraphs 56, 61 and 64.

e) The proposed development, by reason of its position and size would represent an intrusive development that would result in overlooking and loss of privacy which would have a serious and adverse effect on the amenities enjoyed by occupiers of neighbouring properties, 9-16, Ulting Lane and Luards. The proposal would be contrary to policies D1, D2 and H4 of the Maldon District Local Development Plan and the provisions and guidance contained within the National Planning Policy Framework, in particular paragraphs 56, 61 and 64. This is substantiated by Table 5: Predicted Effects on Visual Receptors which states that from VP2, in front of 11-16 Ulting Lane, there would be a substantial adverse effect. There is no predicted effect on visual receptors from the rear of these homes.

f) The proposal is not representative of the village structure. Langford is a linear dispersed settlement characterised by small-scale incremental growth of individual plots.

g) The proposed access point is too close to the junction of Ulting Lane with Hatfield Road.

h) With regard to sustainability, this site does not meet the expected levels for new sustainable development being located away from any defined settlement with very limited means of transport as an alternative to the motor car contrary to policy S1 of the Maldon District Local Development Plan. The site location is not sustainable as Langford has few facilities and a very limited infrastructure with a limited bus service to Maldon via Heybridge Basin and Chelmsford via Hatfield Peverel. The development is isolated from educational, retail and employment facilities, other than CML, apart from the community shop manned by volunteers in Langford which has very limited opening hours.

i) The figures shown in the Noise Impact Assessment that was provided with a previous application for 46 houses indicated that noise levels in properties near to the B1019 even with an acoustic barrier installed, would be greater than the recommended levels. In fact 47% of the proposed houses at first floor level and 29% at ground floor level would be subjected to noise levels greater than 50 decibels, the World Health Organisation’s recommended levels for

daytime noise levels and 69% of the proposed houses would be exposed to night time noise levels greater than 40 decibels. Residents living adjacent to the B1019 would endorse this.

j) The National Planning Policy Framework, paragraph 137, states that, “Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.” The introduction of built forms would adversely affect the open parkland appearance and would inevitably adversely impact on the area’s character and appearance.

k) It should be noted that there would be “substantial tree loss which would be detrimental to the site’s internal landscape character and heritage owing to the rarity’ of the landscape character type.” The whole site is within the Chelmer & Blackwater Conservation Area and many of the trees are subject to TPOs.

l) It should be noted that the proposed dwellings would fall within the chlorine risk zone.

b) Planning decisions received:

None received.

c) Planning appeal decision received:

FUL/MAL/16/00265 (Appeal Ref: APP/X1545/W/17/3173125) - Proposed application for the development of six detached dwellings with associated garage & parking and access road (formerly consented for four detached dwellings – consent has been implemented), Land Adjacent To Langford Waterworks Hatfield Road Langford was dismissed.

d) Planning appeal notification:

COUPA/MAL/16/01384 – Notification for prior approval for a proposed change of use of an agricultural building to 2 no. dwellinghouses (Class C3), and for associated operational development. Outbuilding at Stockhall Farm, Hatfield Road, Ulting. Councillors agreed that the Parish Council would comment further as an appeal decision in November 2016 had qualified what constituted a conversion as allowed by the GPDO.

17/130. Correspondence

a) EALC AGM and Conference – 19th September 2017 commencing at 11am. It was agreed that Cllrs. Anfilogoff and Allen would attend.

b) County Harvest Festival – 1st October 2017, 11.15am at Chelmsford Cathedral was noted.

c) RCCE Community Network Event – 14th September, 2pm to 4pm - Braxted Pavilion was noted.

d) Maldon District Local Development Plan – It was noted that the Secretary of State had approved the Maldon District Local Development Plan incorporating the Main Modifications recommended by the Inspector. The Secretary of State had also agreed that the Council could incorporate a number of minor modifications to the Plan.

e) Essex Village of the Year and Best Kept Churchyard competitions – Results received.

17/131. Finance

a) The following payment was authorised:-

	Net	VAT	Gross	
Chelmer Canal Trust	£20.00		£20.00	Annual membership

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
e.on	£32.98	£1.65	£34.63	Streetlight electricity (August 2017)
A&J Lighting Solutions Ltd	£19.25	£3.85	£23.10	Streetlight maintenance (August 2017)

c) Bank Reconciliations - Cllr Palmer confirmed that she had undertaken internal control to verify the bank reconciliation produced by the clerk for month of July 2017.

d) Tree Risk Assessment Survey – It was noted that a quotation had been received from Place Services.

17/132. Neighbourhood Plan

Cllr. Anfilogoff reported the following:

- a) Call for Sites – The consultation had ended 28th July and six sites had been proposed.
- b) Technical support – Cllr. Anfilogoff and the clerk had spoken to AECOM who were going to submit the application for support to DCLG.

17/133. Broadband

- a) Cllr. Anfilogoff and the clerk had attended the County Broadband session at Anglia Ruskin University. Councillors agreed that Lloyd Felton from County Broadband should be invited to a Parish Council meeting.
- b) Superfast Essex - Cllr. Palmer reminded councillors to complete the consultation which can be found at: www.superfastessex.org/whats happening next.

17/134. Training

Councillors agreed that the clerk should attend an EALC training on the EU Data Protection Regulations which apply from 25th May 2018.

17/135. Items from the councillors (NEXT AGENDA ITEMS ONLY)

- Flooding – Old School, Ulting, Ashfield Farm Road adjacent to Ernest Doe’s yard, Little Mills, Maldon Road and Ulting Lane

17/136. Date of next meeting

The next meeting will be held on Tuesday 19th September 2017 at Langford & Ulting Village Hall.

The meeting closed at 8.38pm.

Signed:

(Chairman)

Date: