

LANGFORD & ULTING PARISH COUNCIL

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 2nd DECEMBER 2014 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Andrew Tween, Irene Allen, Vicky Anfilogoff, Kathy Palmer and Richard Perry
In the Chair: Councillor Andrew Tween
Clerk: Jenny Clemo
Also present: District Councillor H. Bass and 3 members of the public.

14/130. **Apologies for absence**

Apologies were received from Cllr. Durham.

14/131. **Minutes of previous meetings**

A request to amend minute 14/119 – Village Hall by Cllr. Perry was not agreed by councillors as the amendment was incorrect. The minutes of 21st October 2014, having been previously circulated were taken as read, agreed and signed by the Chairman. The Chairman asked councillors to notify the clerk if they wanted to put forward items to be put on the Agenda. (See Standing Order 17)

14/132. **Declarations of Interest**

Cllr. Anfilogoff declared an interest in planning application FUL/MAL/14/01013 (neighbour) and the clerk stated that she was a neighbour of Drylands (COUPA/MAL/14/01150).

14/133. **Matters for information from previous meetings**

14/119. Ulting Lane – The Effluent Pipeline Project Manager had investigated the effect of the works on the lane and confirmed that damaged roadside verges would be reinstated. Other issues would be discussed with Highways although the lane was in a poor condition before the work commenced. Highways had inspected the lane in October 2014.

14/119. Village Hall – It was noted that Cllr. Anfilogoff had provided Cllr. Perry with copies of the Village Hall Management Committee AGM minutes and the Lease and Trust Deed.

14/121d) Heybridge Parish Council Christmas Drinks Reception – Cllr. Tween confirmed that he was unable to attend.

14/123. The clerk confirmed that schemes for repairs to the speed indicator devices at Does Corner had been submitted to the Local Highways Panel.

14/127. The clerk confirmed that a list of minor roads in the parish where visibility is obstructed by vegetation had been submitted to the Highway Rangers.

14/134. **District Councillor's report**

Cllr. Bass reported the following:

- Maldon District Council budget process has commenced
- Community Infrastructure Levy Draft Charging Schedule – Maldon District Council are concerned that the Planning Inspector is not intending to examine the submission until Summer 2015. Representations to be made to the Planning Minister in January 2015.
- Council Tax grant – The clerk asked whether Maldon District Council will top up the precept as last year. This is not yet known.
- Cllr. Bass is considering a proposition for a Tourism/Economic growth element involving the Chelmer & Blackwater Navigation, the Blackwater Rail Trail, Beeleigh Mill, Museum of Power, Maldon Golf Club, hotel and cafes and queried whether the Parish Council would be an interested party.

It was agreed that comments from a member of the public regarding planning application COUPA/MAL/14/01150 would be taken next and then Agenda Item 14/136 followed by Agenda Item 14/135.

14/135. **Public Question Time**

- Drylands - The member of the public supported the application but queried whether there should be an agricultural tie condition.

14/136. **Planning Matters**

a) Planning applications received.

FUL/MAL/14/01013 – Proposed outbuilding for storage of historic motor vehicles including change of use to class B8. Land adjacent Orchard Cottage, Hatfield Road, Langford. The Parish Council agreed that this application should be supported. Although it is a very large building, it is set back from the road and well shielded.

FUL/MAL/14/01060 – Proposed conversion of redundant building to form a single dwelling with ancillary building required for forestry purposes. Maypole Wood, Maypole Road, Langford. The Parish Council agreed that this application should be supported. Re-use of this building would be an improvement.

FUL/MAL/14/01069 – Proposed 2 new dwellings, utility building, access. Land East of Langford Lee, Maldon Road, Langford. The Parish Council agreed that this application should be supported. The two dwellings reflected local vernacular architecture and there is a big buffer zone between them and the listed buildings.

ADDITIONAL AGENDA ITEMS (added 26/11/14 and 27/11/14)

FUL/MAL/14/00788 - The demolition of existing structures and construction of 45 residential units, access and landscaping. Oval Park, Hatfield Road, Langford. The Parish Council agreed that the revised application would be recommended for refusal. Similar grounds to previous version but in addition objections to the 2.4m acoustic fence and 2m fences around the gardens contrary to the current character of Langford, not part of the village and turns its back on the village, lights, land designated for employment in Local Development Plan, dwarfs the village, eaves height/number of houses not addressed. NPPF – show there is demonstrable harm to the amenity of the area.

COUPA/MAL/14/01150 - Prior notification of a proposed change of use on an agricultural building to a dwelling. Drylands Nursery, Crouchmans Farm Road, Ulting. The Parish Council agreed that this application should be supported.

b) Planning decisions received.

LBC/MAL/14/00706 – Strip and re-tile roof, repair chimney stack at 1 Elm View, Ulting was granted listed building consent.

c) SOR/MAL/14/00888 – Request for an Environmental Impact Assessment Screening Opinion for a proposed mixed use new neighbourhood. North Heybridge Garden Suburb, Maypole Road, Great Totham. The Parish Council had received this document “For Information Only”.

At this point, Cllr. Bass left the meeting.

14/135. **Public Question Time**

- Councillor Perry commented on a comment made by the clerk outside the meeting and the clerk responded.

14/137. **Correspondence**

a) Parish Engagement Questionnaire received from Essex County Council Flood and Water Management team. The Parish Council agreed that no response was required.

b) Superfast Essex Programme update received. It was noted that in the next six months the green box at Nounsley Corner would be connected to Hatfield Peverel exchange by fibre optic

cable which would improve speeds in Ulting village.

14/138. Finance

a) The following payments were authorised:

Mr. A. Marks	£58.33	Ulting Lane grass
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b) Receipt of £1000 from CML Microsystems Ltd – a further contribution to the triannual newsletter was noted.

c) The following cheques raised at the meeting on 21st October were ratified:

Maldon District Council	£234.00	Churchyard grass
Charisma Spatial Planning Ltd.	£2601.84	Neighbourhood Plan consultancy fee.

d) The following cheque raised between meetings was ratified:

Alphaprint	£338.00	Winter newsletter
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e) PRECEPT 2015/2016 - Councillors had been asked to consider items for next year's precept.

Cllr. Allen was concerned about the way Maldon District Council had been cutting the grass in Langford churchyard. It was agreed that she would ask Colin Ashby to provide a quotation.

Cllr. Perry suggested that the amount for elections should be increased. It was noted that the Parish Council had been reserving £150 each year and the reserve would amount to £600 before next year's Parish Council elections.

f) The accounts and bank reconciliation to 30th September 2014 were reviewed.

g) The following cheques were raised and will be ratified at the next meeting:

SLCC	£65.00	Annual subscription
Charisma Spatial Planning	£3761.88	Neighbourhood Plan consultancy fee
Northumbrian Water	£50.00	Coach House rent

14/139. Register for Parish Councillor's Declarations of Interest

Councillors were asked to check their Declaration of Interest and let the Monitoring Officer know if there had been any changes. Changes to melissa.kelly@maldon.gov.uk

14/140. Langford Parish Boundary change

It was noted that insufficient signed petitions had been returned. Petitions from another 14 Langford residents are required plus signed petitions from two of the properties involved in Heybridge. It was agreed that this item would be left in abeyance until the Local Development Plan and Neighbourhood Plan had been adopted.

14/141. Neighbourhood Plan

Cllr. Anfilogoff reported that a RCCE Housing Needs Survey had been delivered to all households last month and that the summary report should be available next week. A further one day meeting had been held with Ann Skippers and this included a meeting with Maldon District Council officers for Housing and Planning Policy. Emerging policies were discussed. Cllr. Anfilogoff thanked Cllr. Allen for the potted history and Character Assessment that she had carried out at short notice. The next stage is finalising the Pre-Submission Draft early next year, when the Parish Council will be able to comment on the content before it is sent to Maldon District Council.

14/142. Open and Accountable Local Government

Councillors to note legislation regarding transparency and openness. (Circulated by email)

14/143. Emergency Plan

It was agreed that Cllr. Perry would look at the Emergency Plan previously prepared by Mr. Robinson and update it before the next Parish Council meeting in January 2015.

A member of the public left the meeting at this point.

14/144. Buckthorn for Brimstone Project

It was agreed that the Parish Council would register their interest in obtaining some free buckthorn plants. Suitable sites included the land at the Village Hall and possibly the churchyards.

14/145. Possible Future Bypass

The Parish Council considered correspondence received from Hawkspur regarding a Langford bypass commencing to the east of the old railway bridge and joining the B1019 at Oval Park. It was agreed that this suggestion did not solve the issue of traffic from Maldon, Heybridge and the Dengie accessing the A12. In addition, it would not sort out the issues experienced at Hatfield Peverel.

14/146. Meeting Dates 2015

The following meeting dates for 2015 were agreed:-

13 th January	14 th July
10 th February	11 th August
10 th March	8 th September
14 th April + Langford Parish Meeting	13 th October
12 th May (Annual) + Ulting Parish Meeting	10 th November
9 th June	8 th December

14/147. Items from the councillors (NEXT AGENDA ITEMS ONLY)

None.

14/148. Date of next meeting

The next meeting will be held on Tuesday 13th January 2015 at Langford & Ulting Village Hall.

The meeting closed at 9.30pm.

Signed:

(Chairman)

Date: