

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 13th DECEMBER 2022 AT LANGFORD & ULTING VILLAGE HALL

Present: Councillors: Irene Allen, Colin Ashby, Lester Magness and Kathy Palmer  
In the Chair: Councillor Irene Allen  
Clerk: Jenny Clemo  
Also present: One member of the public.

**22/158. Apologies for absence**

Apologies were received from Cllr. Anfilogoff and District Cllr. Morgan.

**22/159. Minutes of the previous meeting**

The minutes of the meeting held on 18th October 2022 having been previously circulated were taken as read, agreed and signed by the Chairman. The minutes of the inquorate meetings held on 13th and 22nd November were initialled.

**22/160. Declarations of Interest**

None declared.

**22/161. Matters for information from previous meetings**

22/130. Dog Waste Bin – Appleton’s had selected a location for the bin. The clerk is awaiting confirmation on its suitability from Northumbrian Water.

22/149. Replacement Langford Noticeboard – Subsequent to email correspondence with VHMC Chairman, Cllr. Magness to check what the budget is so that the Parish Council can choose a replacement.

22/151. Speeding – Cllr. Allen reported that there had been no interest expressed in the formation of a Residents Action Group to tackle speeding through the village.

22/152. Laptop – Clerk had had the battery replaced at a cost of £33.33 + VAT.

**22/162. County and District Councillor’s report**

a) It was noted that the weekly Members’ Bulletins and other information including Maldon free Christmas shopping parking dates, Police updates (various), Winter Services Community Guide and leaflet, Essex Climate Action Annual Report circulated by email.

b) The County Councillor’s October report was noted. (Circulated by email)

c) District Councillor’s report - None.

**22/163. Public Question Time** (limited to 15 minutes if required).

Not required.

**22/164. Planning Matters**

a) Planning applications received.

**PROW/MAL/22/00324** - Temporary diversion of PROW 19 and PROW 17. Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham. The Parish Council agreed to comment as follows: The Council has no objection provided the routes of the paths are reinstated at the end of the temporary period.

**22/00933/FUL** - Conversion of redundant grain store (Building B) to create 2 no. residential units. Outbuildings Stock Hall Farm, Hatfield Road, Ulting. Using delegated authority to respond to planning applications between meetings, the clerk in conjunction with the councillors had recommended refusal. (See Appendix A)

**22/01099/ADV** - The temporary display of advertisements comprising; 3 No. freestanding non-illuminated flagpole adverts, 1 No. double-sided free standing non-illuminated advert and 1 free-standing non-illuminated single sided advert. Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham. The Parish Council agreed that no comment was required.

**22/00289/RESM** - Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phases 3, 4 and 5 of the approved planning application (15/00419/OUT). Land At Broad Street Green Road And

Langford Road And Maypole Road, Great Totham. The Parish Council agreed that no comment was required.

**22/00523/RESM** - Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development. Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham. The Parish Council agreed that no comment was required.

**22/01094/RESM** - Reserved matters application for the approval of access, appearance, landscaping, layout & scale for erection of three brick-built electricity substations together with associated hard and soft landscaping and a service layby pursuant to planning application 15/00419/OUT allowed on appeal APP/X1545/W/19/3230267. Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham. The Parish Council agreed that no comment was required.

b) Planning decisions received.

**22/00982/TCA** - 1x Weeping Willow - Fell. 7x Black Alder trees- Fell and replace with 1 Weeping Willow tree and 7 Black Alder trees. Mill House, Maldon Road, Langford was objected to and a Tree Preservation Order had been served.

**22/01013/TCA** - T777 Cypress - Remove suspended branch. T775 Alder - Fell. T774 Sycamore - Fell. Land Adjacent To Langford Waterworks, Hatfield Road, Langford was allowed to proceed.

## 22/165. Correspondence

a) Essex and Herts Air Ambulance – It was agreed that no grant could be given as the Parish Council does not have a budget for this in the precept.

b) Essex County Council has launched two funds - Community Winter Warmth and Welcome Spaces Community Fund and Food Support and Winter Warmth essentials Fund. Both open for applications. Clerk had forwarded to VHMC.

c) Be Aware - Energy Bills Scam warning – It was noted that Trading Standards had warned consumers about scam texts offering to help with discounted bills under the Energy Bills Support Scheme.

d) Community Speedwatch – September monthly letter received. It was noted that 22 vehicles were reported for driving at excessive speed in an hour recently through Langford.

e) Priority potholes – Request from Cllr Durham to notify him of any serious potholes before 15th December. Clerk had reported large pothole on bend near Ulting boundary with Nounsley.

f) Transport East - Rural Mobility Survey – Completed.

g) Affordable Housing – Response received from Rural Housing Enabler who suggested that a meeting with Hastoe should be arranged. The Parish Council agreed that this would not be a worthwhile exercise.

h) Maldon District Rough sleepers – Nil return submitted.

i) Lower Thames Crossing – The Planning Inspectorate confirmed it had accepted an application for a Development Consent Order for detailed examination of the Lower Thames Crossing project.

j) Police surgeries – Request to use the Village Hall for Police surgeries forwarded to VHMC

k) EALC Elections briefings - 24th/26th January & 21st/27th February 2023. All briefings delivered on Zoom. Cost £45.00 + VAT

l) Maldon District Conservation & Design Awards – Winners announced.

## 22/166. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
South Hanningfield Tree Surgeons	£1450.00		£1450.00	Tree work Ulting Lane
Mrs J Clemo	£818.90		£818.90	Clerk's salary (Oct – Dec)
HMRC	£138.60		£138.60	PAYE
Mrs J Clemo	£332.06	£8.57	£340.63	Clerk's expenses

b) Ratification of cheques raised prior to meeting:-

	Net	VAT	Gross	
Maldon District Council	£99.75	£19.95	£119.70	Grasscutting Ulting churchyard
Lavenham Press	£349.00		£349.00	Autumn Newsletter

c) Confirmation of direct debit payments to:-

	<b>Net</b>	<b>VAT</b>	<b>Gross</b>	
SSE	£6.04	£0.30	£6.34	Streetlight electricity (Oct 2022)
SSE	£36.25	£1.81	£38.06	Streetlight electricity (Oct 2022)
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance (Nov 2022)
SSE	£6.04	£0.30	£6.34	Streetlight electricity (Nov 2022)
SSE	£37.48	£1.87	£39.35	Streetlight electricity (Nov 2022)
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance (Dec 2022)
Information Commissioner	£35.00		£35.00	Data Protection Fee

d) Bank Reconciliations - Cllr Palmer confirmed that she had undertaken internal control to verify bank reconciliations produced by the clerk for the months of October and November 2022.

e) Income and Expenditure – The quarterly finance report showing actual spend against budget for the period 1st April to 30th September 2022 was noted. (Circulated to councillors by email). Councillors suggested that a request to include LED replacement streetlights should be included in the Oval Park S106 agreement. Clerk to email JTS Partnership.

f) Precept 2023/24 – Request from Maldon District Council requesting precept figure by 6th January 2023. Clerk had responded.

g) External Auditor – It was noted that PKF Littlejohn LLP had been appointed as the auditor for the five financial years from 2022-23 to 2026-27.

**22/167. Budget 2023/24**

The Parish Council agreed that the precept should be increased by at least 15% taking into account the excessive cost of providing the eight streetlights in Langford (see below).

**22/168. Streetlights**

A quotation received from SSE for a six-month contract from 1st April 2023 at a cost of £692.89 + VAT was noted. This is double the current cost. It was also noted that the quotation was dated 21st October 2022 and the Parish Council had had 30 days to accept. Clerk to follow up and request further quotations.

**22/169. Newsletter**

It was noted that no quotations had been received.

**22/170. Ulting Closed Churchyard**

A quotation to cut and fly all grass areas around the church at a cost of £40.75 + VAT had been received from Maldon District Council. The Parish Council agreed to accept the quotation,

**22/171. Local Highways Panel requests**

Further to Cllr. Durham's October report the Parish Council agreed that the clerk should proceed with the applications requesting a reduction or extension of the speed limit through Langford.

**22/172. Register of Interests**

The clerk had received a reminder that some councillors had not completed the new Register of Interests form.

**22/173. Meeting dates 2023**

The following dates for next year's Parish Council meetings were confirmed:

17th January	16th May	19th September
21st February	20th June	17th October
21st March	18th July	14th November
18th April	15th August	12th December

**22/174. Items from the councillors (NEXT AGENDA ITEMS ONLY)**

**22/175. Exclusion of the Public and Press**

It was resolved under the Public Bodies (Admission to Meetings) Act 1960, that the press and public be excluded from the Meeting for the following items of business on the grounds that it included information relating to individuals.

**22/176. New Clerk**

Update on recruitment progress subsequent to interviews received.

**22/177. NALC Pay Agreement 2022/23**

The Parish Council agreed to increase the clerk's salary in line with the agreement.

**22/178. Date of next meeting**

The next meeting will be held on Tuesday 17th January 2023 at Langford & Ulting Village Hall.

The meeting closed at 9.30pm.

Signed:

(Chairman)

Date:

**APPENDIX A**

22/00933/FUL - Conversion of redundant grain store (Building B) to create 2 no. residential units. Outbuildings Stock Hall Farm, Hatfield Road, Ulting.

- The proposed new development is outside any settlement boundary and in the rural countryside contrary to LDP policies S2 (Strategic growth) and S8 (Settlement boundaries and the Countryside).
- A Housing Needs Survey carried out for the Parish Council by RCCE in June 2019 recommends the provision of two 1-bed units for affordable rent.
- The proposed residential dwellings are situated in an unsustainable location which will necessitate private car use for all journeys which is contrary to LDP policy S1, 13) (Sustainable development).
- The development would cause harm to the character and beauty of the countryside contrary to LDP policy D1 (Design quality and Built environment).
- The scheme is not in keeping with the rural area and would result in an urbanising visual intrusion into the open landscape, as would the domestication of the site with the paraphernalia associated with residential use.
- The introduction of internal and external lighting would affect the existing dark landscape.
- The proposed development is adjacent to four listed buildings and would not preserve or enhance their character, appearance, or setting, including their landscape value which is contrary to LDP policy D3 (Conservation and Heritage assets).
- The Parish Council is also concerned about safety issues caused by the additional traffic that will be generated as it joins and leaves Hatfield Road which has a speed limit of 60mph.
- The access track is almost opposite the entrance to Oval Park which is busy during peak rush hour times. In addition, four planning applications for new business uses at Oval Park were submitted to Maldon District Council in July 2022. Substantially more traffic movement will be generated on this dangerous stretch of road if planning permission is granted.
- Access to the surrounding agricultural fields will still be required and could cause noise and disturbance to future occupants.
- The dwellings would be inappropriately placed in a large concrete farmyard, down an unmade track and surrounded by other dilapidated farm buildings which may or may not still be in use. The activities associated with these farm buildings may have an adverse impact on the amenity of future occupants.