

LANGFORD & ULTING PARISH COUNCIL

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 21ST FEBRUARY 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: Three members of the public

17/16. **Apologies for absence**

No apologies received.

17/17. **Minutes of the previous meetings**

- a) The minutes of 3rd January 2017 having been previously circulated were taken as read, agreed and signed by the Chairman.
- b) The minutes of 6th and 19th December 2016 which had been agreed at the previous meeting were signed by the Chairman.

17/18. **Declarations of Interest**

No interests declared.

17/19. **Matters for information from previous meetings**

16/131. Newsletter – Cllr. Allen confirmed that she had received two quotations but was waiting for one more.

17/08c) Wassail at the Museum – Cllrs. Allen and Ashby had attended the Wassail. The organiser had written to thank the councillors for attending.

17/20. **District Councillor's report**

No report received.

17/21. **Public Question Time**

- Stile requires repairing - Footpath 13 where it meets Langford Road
- Litter along Chelmer & Blackwater Navigation – Clerk to notify Chelmsford Angling Association and Maldon Angling Society
- Footbridge to west of Hoe Mill – Clerk to notify Essex Waterways that the surface of the bridge has deteriorated

17/22. **Planning Matters**

a) Planning applications received:-

17/00110/TCA - Fell tree to ground level - 5 DAY NOTICE, Langford Waterworks, Hatfield Road, Langford was noted.

17/00050/FUL and 17/00110/LBC - Restoration and conversion of historic grade II listed Cartlodge to form full time on-site carers flat to resident of Langford Hall. Barn North Of Langford Hall, Witham Road, Langford. The Parish Council agreed to support this application dependent on a condition that the building remained tied to Langford Hall in perpetuity.

17/00064/FUL - The development of six detached dwellings with associated garage & parking & access road. Land Adjacent To Langford Waterworks, Hatfield Road, Langford. The Parish Council agreed to recommend refusal for the following reasons: The addition of two extra

properties around an introduced cul-de-sac does not accord with the vision of the Langford & Ulting Neighbourhood Plan. The proposed houses are sited where previously (see planning application FUL/MAL/10/981); there were long gardens and a large area of new woodland planting. These were included to minimise the effect of built development on the street scene and to maintain the openness of the site. The height and scale of the proposed development is not in keeping with nearby properties and would represent a poor visual and physical relationship to those nearby resulting in a contrived form of development that would not complement the positive qualities of the locality. The layout proposed would change the spacious character of the village and views through the site to the Museum of Power, a Scheduled Ancient Monument, would be lost. The proposal is not representative of the village structure, Langford is a linear dispersed settlement characterised by small-scale incremental growth of individual plots. The proposed development is too dense and it is unfamiliar and intrusive in character to the village. The Parish Council would also point out that the north eastern corner of the site was severely flooded in October 2001 and flood water extended along the B1019 to the junction of John Thresh Way with Hatfield Road, closing the road for several days.

15/01152/OUT – Outline planning application for the construction of up to 45 dwellings, together with associated garaging, parking, public open space, landscaping, access, highways drainage and infrastructure works. Land West Of Maypole Road, Heybridge. The Parish Council agreed to recommend refusal for the following reasons: The proposal is contrary to the North Heybridge Garden Suburb strategic masterplan where this area is designated as green infrastructure. Policy S3 (emerging Local Development Plan), states that “planning consent for development within the Garden Suburbs will only be granted by the Council if the proposals are in accordance with the masterplan.” The built up development would encroach into the rural countryside and would contribute to the coalescence of Heybridge with the village of Langford to the west. Development on this site is not allowed for in the flood alleviation scheme associated with the North Heybridge Garden suburb. The development would adversely affect the setting of Langford Old Rectory (listed Grade II) and its associated listed stables. There are no footways and deep ditches along Maypole Road both of which would make access to/from the site by foot or bicycle dangerous.

b) Planning decisions received:

16/01088/FUL - Proposed outbuilding for storage of historic motor vehicles including change of use to class B8, Land Adjacent Orchard Cottage Hatfield Road, Langford was refused.

16/01324/COUPA - Prior approval of proposed change of use of agricultural building to a dwellinghouse (use class C3), Barn At Field End, Crouchmans Farm Road, Ulting – Prior approval granted.

16/01384/COUPA - 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 – Prior approval refused.

16/01307/COUPA - Prior approval of proposed change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development, Middlefield Barns, Crouchmans Farm Road, Ulting – Prior approval refused.

16/01338/HOUSE - Demolish existing conservatory, single storey rear extension and porch. Construct two storey front and side extensions together with single storey rear extension. Provide second floor with rooms in roof. Detached garages/car port. New entrance drive access. Fairwinds, Crouchmans Farm Road, Ulting was granted.

17/23. Correspondence

a) Pink recycling sacks – It was noted that pink recycling sacks and food waste bags will be available for residents to collect from 7.10pm to 7.30pm prior to Parish Council meetings.

b) How safe do you feel? – Residents were requested to complete the Maldon District Council Community Safety Partnership Resident’s Questionnaire at:
<https://www.snapsurveys.com/wh/s.asp?k=141898628577>

c) 2017 Essex Village of the Year competition – It was agreed that the villages would not enter.

d) Hate Crime – It was noted that Heybridge Parish Council had invited members to a talk on hate crime at Plantation Hall on Thursday 16th March at 7pm.

e) Keep Britain Tidy – Great British Spring Clean – It was agreed that a litter pick would be organised on Saturday 18th March, meet at Langford & Ulting Village Hall at 10am.

17/24. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
Northumbrian Water Ltd	50.00		50.00	Old Coach House rent (half year commencing 7/12/16)
Maldon District Council	200.10	40.02	240.12	Ulting churchyard (Apr-Sept 2016)
Maldon District Council	100.05	20.01	120.06	Ulting churchyard (Oct-Dec 2016)

It was noted that the Village Hall Management Committee no longer requires the Old Coach House and that John Tomlins was in contact with Northumbrian Water Ltd.

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
e.on	£30.15	£1.51	£31.66	Streetlight electricity (Jan 2017)
A&J Lighting Solutions Ltd	£19.25	£3.85	£23.10	Streetlight maintenance (Jan 2017)

c) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
e.on	£30.15	£1.51	£31.66	Streetlight electricity (Feb 2017)
A&J Lighting Solutions Ltd	£19.25	£3.85	£23.10	Streetlight maintenance (Feb 2017)

d) Bank Reconciliation – The bank reconciliations for 30th November 2016 and 31st December 2016 had been checked and agreed by Cllr. Palmer.

e) Income and Expenditure – The quarterly finance report showing actual spend against budget for the period 1st April to 31st December 2016 was noted. The Chairman thanked Cllr. Clemo who had continued to keep Langford ford tidy at no cost to the Council.

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

Lavenham Press	£320.00		£320.00	Newsletter
----------------	---------	--	---------	------------

17/25. Neighbourhood Plan

Cllr. Anfilogoff reported that Maldon District Council had put in a request for legal advice. Possible options for progressing the Neighbourhood Plan were discussed including:
 Withdrawing the withdrawal and then either:

a) Making the examiner’s modifications and inserting revised policy 9, then resubmitting to Maldon District Council, or

b) Making the examiner’s modifications and proceeding to referendum.

It was agreed that Cllr. Anfilogoff would seek advice from Ann Skippers.

17/26. Broadband

a) Meeting – It was agreed that Superfast Essex would be invited to attend the Parish Council meeting on 18th April.

b) Broadband developments – It was noted that a letter had been received from Superfast Essex regarding local wireless broadband operator, County Broadband, who had indicated areas where they were planning to deploy in the next three years. All postcodes in Langford and three properties in Ulting are listed as:- “Under review – Planned deployment.” This means that Superfast Essex will monitor the planned deployment. When the operator has implemented the plan, the community will be contacted and feedback sought to identify any coverage gaps.

17/27. Langford Churchyard Fence

Cllr. Ashby had obtained two further quotations. It was agreed that RG Developments would be contacted and asked to requote as a new gate and gatepost were not included in their quotation.

17/28. A12 Chelmsford to A120 widening scheme

Councillors agreed that the clerk would respond to the Highways public consultation on the proposals for improving the A12.

For information see: www.highways.gov.uk/A12chelmsfordA120widening

17/29. Local Highways Panel

a) 30mph Speed Limit, Langford – It was noted that the scheme had been deleted following a speed survey that showed clear compliance with speed limits. It was agreed that the clerk would write to express the Parish Council’s disappointment.

b) LMAL 152053 – B1019 Maldon Road, Ulting near junction with Ashfield Farm Road – 30mph Speed Limit. This scheme had been deleted and an email explaining why had been sent to the local business concerned.

c) Vehicle Activated Signs – It had been confirmed that the VAS units at Does Corner had been replaced and were now operational. Clerk to check whether VAS to west of Ernest Doe & Sons Ltd is operational.

17/30. Parish Trigger

It was noted that Maldon District Council’s Area Planning Committee Terms of Reference have been amended:- “Where a representation from a Parish Council is received which objects to an application which the Director of Planning Services is minded to approve, this must be supported by a reason that is based on a relevant material planning consideration in the opinion of the Director of Planning Services.”

17/31. Items from the councillors (NEXT AGENDA ITEMS ONLY)

None.

17/32. Date of next meeting

The next meeting will be held on Tuesday 21st March 2017 at Langford & Ulting Village Hall.

The meeting closed at 9.27pm.

Signed:

(Chairman)

Date: