

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 11th JANUARY 2022 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Irene Allen, Kathy Palmer and Lester Magness  
In the Chair: Councillor Irene Allen  
Clerk: Jenny Clemo

**2/01. Apologies for absence**

Apologies received from Cllrs. Anfilogoff and Ashby.

**22/02. Minutes of the previous meeting**

The minutes of the meeting held on 14th December 2021 having been previously circulated were taken as read, agreed and signed by the Chairman.

**22/03. Declarations of Interest**

None declared.

**22/04. County and District Councillor's reports**

No reports received.

**22/05. Public Question Time** (limited to 15 minutes if required).

- Several residents had asked if planning permission was required for a garage in Ulting

**22/06. Matters for information from previous meetings**

21/182. Potholes, Ulting Lane and BT manhole cover, Langford all reported.

21/169e) PAYE – Clerk investigating other methods of payment.

21/185c) Lottery Jubilee Funding – Cllr. Allen had checked funding but it was for major events. Councillors discussed options and Cllr. Magness to liaise with VHC chairman.

21/189. Tree Survey – Cllr. Ashby to confirm work to be carried out by volunteers.

21/193. Meeting dates 2022 – Clerk requested that May meeting be changed to 24th May.

**22/07. Planning Matters**

a) Planning applications received:

**21/01261/HOUSE** - Proposed single storey rear extension. Demolition of existing garage & storage with reconstruction of two storey garage with habitable accommodation over. Cedar House, Crouchmans Farm Road, Ulting. The Parish Council recommended refusal because the proposed attached two storey garage with habitable accommodation due to its size, bulk and design, would be a dominant and incongruous element to the detriment of the character and appearance of the host dwelling. The proposal would therefore be contrary to policies D1 and H4 of the Maldon District Local Development Plan.

**21/01212/FUL** - Demolition of existing single storey bungalow and construction of 2no. two storey detached dwellings. Oak Trees, Crouchmans Farm Road, Ulting. The Parish Council recommended refusal because the proposed replacement of one bungalow with two large 4-bedroom two storey dwellings on a plot outside any defined settlement boundary is contrary to Policy S8 (MDLDP), and does not comply with any of the exceptions a) to m). The scale, height and general bulk of the proposed adjacent dwellings is not in keeping with the rural street scene and would harm the character and appearance of the small cluster of modest homes on this prominent bend in the centre of Ulting contrary to Policy D1 and Policy 5 (Langford & Ulting Neighbourhood Plan), which states that 'plot sizes and widths and gardens should reflect the existing grain and pattern of development in the locality'. The proposal is a significant overdevelopment of the site. The site is not in a sustainable location. Ulting has no facilities or services and this means that access to shops, health facilities, education, employment and leisure activities all necessitate journeys by car. The access point is situated close to a sharp bend and the increase in vehicular movements would be hazardous to both the inhabitants and other road users. It was also noted that for

many years there has been a problem with surface water flooding in the vicinity of the application site. The site itself has a recently piped ditch along the north boundary and ditches to the south and west boundaries. The Parish Council is concerned that the proposed dwellings, which have 7 bathrooms and 2 cloakrooms, and the associated hard landscaping would exacerbate the situation. It should be noted that there is no mains sewer in Ulting.

**21/00752/RES** - Proposal - Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 160 residential units with associated access, parking, servicing and landscaping (Phase 1 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including:

- (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)
- (ii) Residential Care for up to 120 beds (Use Class C2) (Outline)
- (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline)
- (iv) Primary school and early years childcare facility (Use Class D1c) (Outline)
- (v) A relief road between Broad Street Green Road and Langford Road (Detailed element)
- (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline). Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham.

b) Planning decisions received:

**TCA/MAL/21/01022** - T1 Horse Chestnut - Pollard tree to remove 4 metres of growth. The Studio, Crouchmans Farm Road, Ulting was allowed to proceed.

**21/01067/HOUSE** - Proposed two front dormer windows to second floor. Hillcrest Crouchmans Farm Road, Ulting was refused.

**LDP/MAL/21/01068** - Claim for lawful development certificate for proposed rear dormer. Hillcrest, Crouchmans Farm Road, Ulting was refused.

**FUL/MAL/21/00788** - Formation of temporary access points for construction traffic from Maypole Road and Broad Street Green Road. Land At Broad Street Green Road, Maypole Road And Langford Road Heybridge was approved.

**TCA/MAL/21/01124** - T1 Walnut - Reduce by 2-2.5 metres to all aspects and thin canopy by 25%. Old Post Office, Crouchmans Farm Road, Ulting was allowed to proceed.

**21/01193/SCR** - Request for screening opinion under regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed employment development. CML Microsystems Limited, Oval Park, Hatfield Road, Langford. EIA not required.

## 22/08. Correspondence

a) Bradwell LCLC – NDA draft Business Plan sets out key activities and expected progress for the NDA's nuclear sites over the next three years. The consultation closes at 4pm on 31<sup>st</sup> January 2022. Councillors agreed that no response was required.

See: <https://www.gov.uk/government/consultations/nuclear-decommissioning-authority-draft-business-plan-2022-to-2025-for-consultation>

b) Warren Golf Club - Appeal notification: APP/X1545/W/21/3280176 received. Clerk had reiterated comments made for the original application: 20/00519/FUL - Additional tourism and interrelated leisure development, comprising 70 holiday lodges with associated change of use of the land within two areas of the site, alterations to existing Bunsay clubhouse, extension of Bunsay car park and new golf academy.

c) Hoe Mill bridge closure – It was noted that the bridge would be temporarily closed for up to two weeks from 7th February 2022 while ground investigation works takes place.

d) A & J Lighting Ltd – Notification of price increases for call outs and fittings received.

## 22/09. Finance

a) The following payment was authorised:-

	Net	VAT	Gross	
Mrs J Clemo	£18.19	£2.55	£20.74	Ulting Lane green

b) The following direct debit payments were confirmed:-

	<b>Net</b>	<b>VAT</b>	<b>Gross</b>	
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance (Jan 2022)
SSE	£6.22	£0.31	£6.53	Streetlight electricity (Dec 2021)
SSE	£41.86	£2.09	£43.95	Streetlight electricity (Dec 2021)

c) Bank Reconciliation – December bank statements not received. Reconciliation carried forward to next meeting.

#### 22/10. **Precept 2022/23**

The Parish Council agreed to set a precept of £10,500. The cost of producing the newsletter, £950 was included. It was noted that the increase was due to the additional costs of carrying out tree surveys in the closed churchyards and the necessary works to trees required. In addition, the section of Langford churchyard fence along Witham Road and the fences to each side of Ulting churchyard are in need of replacement.

#### 22/11. **Neighbourhood Plan**

Subsequent to the meeting, the clerk was notified that an Extraordinary Council meeting would be held on 18th January 2022. The agenda to include approval of the Examiner's modifications and agreement that the Plan could proceed to Referendum.

#### 22/12. **Public consultation on regional Transport Strategy**

A draft strategy to guide future transport investment in the East of England. See: [public consultation](#) Councillors agreed that no response was required.

#### 22/13. **Chelmer Valley Landscape Group update**

Cllr. Magness reported that the discussion had revolved around the heavy use of the canal and towpaths which had resulted in the problems experienced over the last two years. It was noted that Chelmsford City Council had adopted a Masterplan for Strategic Growth Site 3a (East Chelmsford, Manor Farm) which included improved access to the navigation.

#### 22/14. **Items from the councillors (NEXT AGENDA ITEMS ONLY)**

#### 22/15. **Date of next meeting**

The next meeting will be held on Tuesday 15th February 2022.

The meeting closed at 8.50 pm.

Signed:

(Chairman)

Date