

MINUTES OF A VIRTUAL EXTRAORDINARY MEETING OF LANGFORD & ULTING
PARISH COUNCIL HELD ON TUESDAY 30th JUNE 2020.

Present: Councillors Anfilogoff, Allen, Ashby, Magness and Palmer
In the Chair: Councillor Anfilogoff
Clerk: Jenny Clemo
Also present: 11 members of the public.

The Chairman welcomed residents to the meeting which had been called to make them aware of the recent Oval Park outline planning application.

20/106. Apologies for absence

None received.

20/107. Declarations of Interest

Cllr. Magness declared a personal interest in item 20/110b) and left the meeting during this item.

20/108. Outline planning application for the erection of B1/B2 Business Park extension with associated new and replacement surface car parking together with 60 residential units with associated open space and landscape areas.

The Chairman welcomed residents to the meeting which had been called to make them aware of the recent Oval Park outline planning application. Two previous applications, one for 146 houses in 2012 and another for 45 houses in 2015 had both been dismissed on appeal. A further outline application for 6 houses in 2017 was refused by Maldon District Council. The current application is a mixed development of eight indicative business units and sixty residential units. All buildings are up to 9m in height and built in a contemporary style. One of the business units is a gateway building fronting onto Hatfield Road. The draft S106 agreement indicates that the shell of this building will be erected before starting the residential units. The development would result in a significant increase in traffic joining and leaving Hatfield Road through the existing access.

(There are 368 car parking spaces connected with the business units.) A substantial number of trees would be removed and the planting behind Beavis Hall (Grade II listed), would be reduced. It was noted that the Parish Council had agreed to object to the application at a meeting held on 16th June 2020. The clerk then shared site plans, illustrative drawings and housing numbers.

20/109. Public Question Time

Members of the public made the following comments and were given the opportunity to ask questions:

- There would be a minimum of 540 vehicle movements in and 540 vehicle movements out a day not including deliveries/collections or family vehicles going in/out more than once a day.
- Speed limit on Hatfield Road is 60mph.
- Totally out of character – nothing like this in the whole area
- Gateway building completely out of character in greenfield setting
- Close proximity to Beavis Hall
- Estate like setting with houses in close proximity rather than the existing scatter of houses
- 60 houses are equivalent to another village the size of Langford or Ulting
- No facilities in Langford and car required to travel for shopping, schools, healthcare etc
- No demand for commercial units, residents concerned that a further application for more housing will follow
- How does contemporary style buildings fit into rural Conservation Area? Maldon Design Guide not taken into account
- Cannot walk anywhere and limited bus service
- Gated community and totally separate from Langford

- Contrary to NPPF – Does not reflect local needs or enhance or maintain the vitality of our rural community

The Chairman thanked those who had attended.

At this point several members of the public left the meeting.

20/110. **Planning Matters**

a) Planning applications received:

OUT/MAL/20/00427 - Outline planning application for the erection of B1/B2 Business Park extension with associated new and replacement surface car parking together with 60 residential units with associated open space and landscape areas. Oval Park, Hatfield Road, Langford. The Parish Council had agreed to object to the application at a meeting held on 16th June 2020.

FUL/MAL/20/00492 - Retrospective application for permission to create vehicular access and hard standing and erection of a gate. 1, Brockley Cottages, Crouchmans Farm Road, Ulting. The Parish Council agreed to support this application. Residents along this stretch of Crouchmans Farm Road do not have sufficient off-road parking space and therefore park either on the road or on the verge opposite their property. This is close to the sharp bend at the junction with Church Road and head on collisions have been narrowly missed on occasion. The parking area provides safe, secure, off road parking for vehicles which would otherwise be parked on Crouchmans Farm Road which has a national speed limit of 60mph.

At this point Cllr. Magness left the meeting

b) Planning appeal received:

APP/X1545/W/20/3252627 - Application for notification for prior approval for a proposed change of use of agricultural building to a dwelling house (Class C3), and for associated operational development. The Stables, Witham Road, Langford. The Parish Council agreed that previous comments would be revisited.

Cllr. Magness was readmitted to the meeting.

20/111. **Date of next meeting**

The next meeting will be held on Tuesday 21st July 2020.

The meeting closed at 8.30pm.

Signed:

(Chairman)

Date: