

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY
19th MARCH 2019 AT LANGFORD & ULTING VILLAGE HALL

Present: Councillors: Irene Allen, Kathy Palmer, Colin Ashby and John Clemo.
In the Chair: Councillor Irene Allen
Clerk: Jenny Clemo
Also present: Two members of the public

19/43. Apologies for absence

Apologies were received from Cllr. Anfilogoff who was recovering from an operation and District Cllr. Bass.

19/44. Minutes of the previous meeting

The minutes of 19th February 2019 having been previously circulated were taken as read, agreed and signed by the Chairman.

19/45. Declarations of Interest

None declared.

19/46. Matters for information from previous meetings

19/14. Orchards East Heritage Lottery Fund Project – A one metre diameter circle had been cleared round all the trees and been mulched with wood chip as advised.

19/29. Litter pick – This was carried out on 16th March 2019. Councillors thanked those residents who had helped. It was noted that the litter pick should be advertised next time as some residents were not aware it was taking place.

19/31b). Highways Devolution – The clerk had emailed Cllr. Bentley but had not received a reply.

19/31c) District and Parish Elections – Councillors were reminded that applications should be returned to Maldon District Council by 3rd April 2019.

19/32d) Streetlight Electricity – It was noted that the contract had been renewed with Southern Electric for 24 months from 1st April 2019.

19/33. Community Led Housing Grant – The application had been sent to Maldon District Council but the clerk had not had a response.

19/35. Langford Churchyard fence – Confirmation of the Council's acceptance of the quote detailed in an email from Danbury Fencing Ltd dated 20th November 2019 had been received. Work to be scheduled once the materials required had been received.

19/36. Tree Preservation Order 1/19 – Clerk had forwarded email to Cllr. Bass.

19/39. Closure of libraries – Response from County Cllr. Barker was noted.

19/47. District Councillor's report

No report received.

19/48. Public Question Time (limited to 15 minutes if required).

- Broken drain cover opposite Langford Lee – Clerk to check and report to Highways

19/49. Planning Matters

a) Planning applications received:

FUL/MAL/19/00253 - Demolition of existing dwelling and garage and construction of new dwelling. Oak Trees, Crouchmans Farm Road, Ulting. The Parish Council agreed to recommend refusal as the proposed replacement of a small bungalow with a 5-bedroom two storey house is contrary to Policy H2, Approved LDP 2014-2029 which encourages the provision/retention of smaller dwellings to reflect the imbalance in the District's housing stock. Over 50% of the housing stock in Ulting has 4 or more bedrooms. The scale, height and general bulk of the proposed dwelling is not in keeping with the rural street scene, which is outside any settlement boundary, 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 policies S1, S8 and D1. The roofline of the proposed dwelling at 8.3m would be approximately 3m above that of the cottages on the opposite side of Crouchmans Farm Road and would have an overbearing relationship with them. The proposed dwelling is adjacent to three listed

buildings and would alter, in particular, the setting of The Old School (Grade II), the adjacent School House (not listed) and The Old Vicarage (Grade II) contrary to Policy D3. The application site is adjacent to the Chelmer & Blackwater Conservation Area. The design of the proposed dwelling is not appropriate to those in its vicinity contrary to Policy H4(5) and if allowed would be a noticeable feature that would have an impact on the character of the area. 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 dwelling, which has 5 bathrooms and a cloakroom, and any associated hard landscaping will exacerbate the situation. It was noted that there is no main sewer in Ulting and that a septic tank or sewage treatment plant would be required.

b) Planning decisions received:

TCA/MAL/19/00041 – T1-T5 – Ash – Crown reduction by 5m. The Lock House, Hoe Mill Lock, The Causeway, Ulting was withdrawn.

NMA/MAL/19/00076 - Application for non-material amendment following grant of Planning Permission FUL/MAL/18/00164 (Conversion of redundant building to form a single dwelling) Amendment sought: Addition and omitting of windows and doors, alteration to gables and hip roof. Maypole Wood, Maypole Road, Langford was refused.

19/50. Correspondence

a) Superfast Essex Programme Update was noted.

b) Community Hub - Moat Foundation are developing a hub at their Fullbridge Mill offices. Currently, there is an IT drop in service alternate Fridays and a My Weight Matters program on Mondays.

c) Maldon District Council Corporate Plan 2019/23 – Hard copy received was noted.

19/51. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
Lsvenham Press	£315.00		£315.00	Spring newsletter
Mrs J Clemo	£694.20		£694.20	Salary (January – March 2019)
Mrs J Clemo	£84.75	£0.81	£85.56	

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance (March 2019)
SSE	£28.51	£1.42	£29.93	Streetlight electricity (February 2019)
SSE	£4.09	£0.20	£4.29	Streetlight electricity (February 2019)

c) Bank Reconciliation - Cllr Palmer confirmed that she had undertaken internal controls to verify bank reconciliation produced by the clerk for the month of February 2019.

19/52. Neighbourhood Plan

a) It was noted that the clerk had updated the Neighbourhood Plan and would circulate it prior to the next Parish Council meeting.

19/53. Affordable Housing

a) It was noted that Hastoe have worked with Tollesbury and Stisted Parish Councils on schemes that were completed in 2014 and that they are currently working with Little Braxted Parish Council.

b) An email received from Rural Housing Partnership, a specialist rural housing facilitator was noted. Councillors agreed that a meeting to discuss affordable housing in the parish was not required.

19/54. Internal Controls Review

The council's internal control statement including approval of expenditure, authorisation of payments and how they are made was reviewed and approved.

19/55. Financial Regulations

Councillors reviewed the revised draft based on the NALC 2016 model and agreed to adopt the Financial Regulations as circulated.

19/56. Water Company Sludge beds

The proposed works at the Water Company site on Crouchmans Farm Road was noted. Cllrs. asked the clerk to contact Northumbrian Water to request that the Parish Council is kept up to date with the proposed works.

19/57. Pensions

The re-enrolment legal duties as an employer were noted.

19/58. Volunteer Tree Warden

The offer from a resident living in Ulting was accepted.

19/59. Items from the councillors (NEXT AGENDA ITEMS ONLY)

19/60. Date of next meeting

The next meeting will be held on Tuesday 16th April 2019 at Langford & Ulting Village Hall.

The meeting closed at 8.40pm.

Signed:

(Chairman)

Date: