

LANGFORD & ULTING PARISH COUNCIL

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 21st OCTOBER 2014 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Andrew Tween, Vicky Anfilogoff, Kathy Palmer and Richard Perry
In the Chair: Councillor Andrew Tween
Clerk: Jenny Clemo
Also present: District Councillors M. Durham and H. Bass, Hatfield Peverel Parish Councillor D. Wallace and 5 members of the public.

14/114. **Apologies for absence**

Apologies were accepted from Cllr. Allen who had a prior arrangement.

14/115. **Minutes of previous meetings**

- a) The minutes of 2nd September 2014 having been previously circulated were taken as read, agreed and signed by the Chairman.
- b) The minutes of 25th September 2014 having been previously circulated were taken as read, agreed and signed by the Chairman.

14/116. **Declarations of Interest**

No interests were declared.

14/117. **Matters for information from previous meetings**

14/102. The clerk had received no response from Peter Garrett, Maldon District Council who was liaising with Essex Waterways Ltd.

14/97a) COUP/MAL/14/00677 - It was noted that Granville Developments have appealed against Maldon District Council's decision to refuse planning permission.

14/97a) LBC/MAL/14/00706 – It was noted that this application had not been processed due to an administrative error.

14/100 and 14/101. Response received from Priti Patel MP regarding the Parish Council's decision regarding the 30mph speed limit.

14/103. Footpath 4, Ulting – Cllr. Tween had checked the footpath by Stammers Farm and it is not obstructed.

14/118. **District Councillor's report**

Cllr. Durham reported the following:

- Oval Park – Noted DCLG planning guidance which reaffirmed how councils should use their local plan, drawing on protections in the National Planning Policy Framework to safeguard their local area against urban sprawl and protect the green lungs around towns and cities. Maldon District Council has arranged a meeting with Brandon Lewis, Minister of State for Housing and Planning to discuss the stature of the Local Development Plan at its current advanced stage.

Cllr. Bass reported the following:

- Local Development Plan – The Planning Inspector has agreed in principle the submitted plan. The Examination-in-Public will commence on 20th January 2015 and will initially look at the Housing element. Once this is agreed the five year housing land supply issue will be resolved.
- Broadband – Maldon District Council have a meeting with Essex County Council next week.
- Director of Planning and Regulatory Services – Interviews to be held week commencing 3rd November 2014.

- The Homestead – An offer of support was given to the occupant of this listed building.

14/119. **Public Question Time**

- The Homestead – It was noted that the Parish Council had not requested a visit to this property by enforcement officers from Maldon District Council. As this is a listed building any work carried out internally or externally would need Listed Building Consent. The occupier was advised to speak to the Conservation Officer.
- Ulting Lane – As a consequence of the installation of the new pipeline, the lane now needs to be reinstated. Clerk to contact Highways and Essex & Suffolk Water.
- Village Hall – Cllr. Perry, speaking as a member of the public, queried whether the Village Hall Management Committee members were elected and what was happening with the £50,000 bank balance. Furthermore, he stated that the Parish Council should charge a higher rent and use this to mend the churchyard fence. It should be noted that the Village Hall Management Committee is a Charity regulated by its constitution dated 25th May 1994. Consequently, committee members are elected annually at the AGM, the Committee has a duty to apply the net yearly income for the purposes of the Charity and any surplus cash should be invested unless otherwise directed by the Charity Commissioners.

At this point, two members of the public left the meeting.

14/120. **Planning Matters**

a) Planning applications received.

HOUSE/MAL/14/00788– The demolition of existing structures and construction of 45 residential units, access and landscaping. Oval Park, Hatfield Road, Langford. The Parish Council had recommended refusal.

PDE/MAL/14/00893 – Proposed single storey rear extension which would extend beyond the rear wall of the original house by 5m, maximum height 3.9m and height to eaves 2.25m. 2 Elm Cottages, Maldon Road, Ulting was noted.

LBC/MAL/14/00787 – Revised internal layout and fenestration of approval 99/00498/LBC. Langford Hall, Witham Road, Langford. The Parish Council had supported this application.

b) Planning decisions received.

COUPA/MAL/14/00677 – Prior notification of a proposed change of use of agricultural building to dwellings at Middlefields Barns, Ulting was refused.

LBC/MAL/14/00713 – Strip and re-tile roof and internal alterations at 2, Elm View, Ulting was granted listed building consent.

HOUSE/MAL/14/00587 – Two storey side extension at Mill Cottage, Maldon Road, Langford was approved.

c) Maldon District Community Infrastructure Levy Draft Charging Schedule – Notification that the schedule and supporting documents had been submitted to the Secretary of State for Examination-in-Public had been received. (See Correspondence file)

d) Maldon District Council Local Development Plan Examination-in-Public – This will commence Friday January 20th 2015 at Three Rivers Golf and Country Club, Cold Norton. Notification and guidance notes had been circulated to councillors.

e) Planning representatives – Due to conflicting comments on two recent planning applications which were subsequently resolved, it was agreed that it may be necessary, on occasion, to hold a planning meeting between Parish Council meetings. Cllr. Anfilogoff to check whether the village hall would be available on an ad hoc basis.

14/121. **Correspondence**

a) Maldon District Council Corporate Plan – Survey link circulated to councillors prior to the meeting as responses to be received by 17th October 2014.

b) Essex Police – Notification of changes in Community Engagement from 1st October 2014 had been received.

c) Maldon CVS – A request to deliver a checklist of items to residents who would benefit from a Winter Warmth pack had been received. It was agreed that the clerk would request ten checklists for circulating to residents.

d) Heybridge Parish Council – Invitation to a Christmas Drinks Reception on 12th December at 8pm, Plantation Hall, Heybridge had been received. Cllr. Tween to check whether he can attend.

General correspondence to note:

- Essex Air Ambulance grant request – It was agreed that the Parish Council did not have a budget to use for this purpose.

14/122. Finance

a) The following payments were authorised:

A&J Lighting Solutions Ltd	£401.04	New streetlight / annual maintenance (Direct debit)
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Mr. J. Clemo	£96.00	Ford maintenance
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Mrs. J. Clemo	£312.50	Clerk's salary (July – Sept)
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b) Completion of Audit 2013/14 – Notification that audit had been completed satisfactorily had been received. Clerk noted for next year that the Precept and Local Authority Grant should be entered in different boxes. Advertisements on notice boards as required.

Satisfaction survey to be completed by the clerk.

c) The following cheques were raised and will be ratified at the next meeting:-

Maldon District Council	£234.00	Churchyard grass cutting
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Charisma Spatial Planning	£2601.84	Neighbourhood Plan consultancy fee
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14/123. Maldon District Local Highways Panel - Proposed Highway Improvement Schemes for 2015/16

It was agreed that repairs to the speed indicator devices before and after Ernest Doe & Sons Ltd should be submitted. As a reserve, it was agreed that raising the drain on Hatfield Road between CML and Ulting Lane should be submitted.

14/124. Langford Parish Boundary change

It was noted that insufficient signed petitions had been returned. Petitions from another 14 Langford residents are required plus signed petitions from two of the properties involved in Heybridge.

14/125. Neighbourhood Plan

Cllr. Anfilogoff reported on the current progress. There have been two full day meetings with Ann Skippers where the information gathered from surveys (over 50% return rate), focus groups and two Art Shows was discussed. The next stage is to consider possible policies to include and these will be based on the views of the majority of respondents. Cllr. Anfilogoff thanked Rachel Smith, who is proving invaluable in translating the information gathered into readily readable formats.

The next stage involves carrying out a Character Assessment of the Parish and a Housing Needs Survey. Cllr. Anfilogoff had attended the RCCE's 'Seeing is Believing' tour, a visit to five affordable housing builds in the area. She had also spoken to David Alborough, Essex & Suffolk Water, to check whether they would still be interested in providing a site, should we find a need for affordable housing specifically for Langford and Ulting. It was noted that subsequent to a meeting with the RCCE, they would carry out a Housing Needs Survey for £257.42 (inc VAT), a substantially lower figure than the £940 (inc VAT) originally quoted. It was agreed that this should be carried out.

14/126. Data Protection Obligations

It was agreed that the Parish Council would consent to the EALC's request to provide a link from its website to ours.

14/127. Highway Ranger's Winter Schedule

A request for a list of minor roads in the parish where visibility is obstructed by vegetation had been received. Clerk to respond.

14/128. Items from the councillors (NEXT AGENDA ITEMS ONLY)

None

14/129. Date of next meeting

The next meeting will be held on Tuesday 2nd December 2014 at Langford & Ulting Village Hall.

Signed:

(Chairman)

Date: