

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY 18th OCTOBER 2022 AT LANGFORD & ULTING VILLAGE HALL

Present: Councillors: Irene Allen, Colin Ashby, Lester Magness and Kathy Palmer
In the Chair: Councillor Irene Allen
Clerk: Jenny Clemo
Also present: District Councillor Simon Morgan. two members of the public and Nick Davey from JTS Partnership.

22/139. Apologies for absence

Apologies were received from Cllr. Anfilogoff

22/140. Minutes of the previous meeting

The minutes of the meeting held on 6th September 2022 having been previously circulated were taken as read, agreed and signed by the Chairman.

22/141. Declarations of Interest

None declared.

22/142. Oval Park applications

The Chairman welcomed Nick Davey to the meeting and he talked through the planning applications that had been submitted to Maldon District Council. He noted that the Council had received no objections to the proposals from Anglian Water, Cadent, Strategic Policy, Environmental Health, Essex Fire and Rescue, Historic England, Place Services – Archaeology, Drainage, Tree Officer and Highways. A holding objection had been received from Place Services – Ecology as further information was required. A weighted judgement had been received from MDC Heritage and eight letters of objections from residents. Councillors were given the opportunity to comment and ask questions. It was noted that there would be an acoustic fence along the service road/yard to the rear of Beavis Hall and that the building nearest to Ulting Lane in the outline application had been moved closer to allow some of the original Waterwork's trees to remain. The Chairman thanked Nick for attending the meeting and he then left.

22/143. Matters for information from previous meetings

22/130. Dog Waste Bin, Ulting Lane – The clerk had received confirmation that Appleton's would pinpoint its location on map. Clerk to then get authorisation from Northumbrian Water.

22/132. Conifer Trees, Ulting Lane – Work to remove trees is to take place 15/16th November. The Chairman agreed that she would notify the residents affected.

22/129e) Streetlight electricity – Clerk had contacted SSE to find out about future contract options.

22/144. County and District Councillor's report

a) It was noted that the weekly Members Briefing and other information including Avian Flu, the death of the Queen and proclamation of King Charles III had been circulated by email.

b) Cllr. Morgan reported the following:

- Local Highways Panel requests – A summary of the outcome for each request had been circulated. Cllrs were disappointed that the requests to reduce the speed limit along Hatfield Road and Maldon Road would not proceed as speed surveys had indicated good levels of compliance. A speed survey had been requested for Witham Road.
- 5-year land supply working group – Cllr. Morgan noted that possible sites were being investigated
- Chelmsford City Council Local Plan – Cllr. Morgan pointed out a proposal for a 4,000 home new village between Sandon and Little Baddow.

22/145. Public Question Time (limited to 15 minutes if required).

- Water leak at salt heap, Ulting – Essex & Suffolk Water Co. had been informed
- A request for the installation of speed bumps by Sugar Mill Cottages, Ulting Lane had been received from a resident. Local Highways Panel request to be submitted.

22/146. **Planning Matters**

a) Planning applications received.

22/00840/FUL - Erection of building for Sui Generis purposes, together with car parking, servicing areas and landscaping. Oval Park, Northwest Plot, Hatfield Road, Langford. The Parish Council agreed that no comment was required.

22/00858/FUL - Erection of building for Sui Generis purposes, together with new estate road, car parking, service areas and landscaping. Land At Oval Park (Southern Plot), Hatfield Road, Langford. The Parish Council agreed that no comment was required.

22/00841/OUT - Outline planning permission with the matters of Access for consideration for Business/research park for uses within Use Class E(g), together with new estate road, car parking, service areas and landscaping. CML Microsystems Limited, Oval Park (Eastern Plot), Hatfield Road, Langford. The Parish Council agreed to recommend refusal: See Appendix A.

22/00837/FUL - Car parking and installation of surface water drainage system. CML Microsystems Limited, Oval Park, Hatfield Road, Langford. The Parish Council agreed that no comment was required.

22/00982/TCA - 1x Weeping Willow - Fell. 7x Black Alder trees- Fell and replace with 1 Weeping Willow tree and 7 Black Alder trees. Mill House, Maldon Road, Langford. The Parish Council agreed that no comment was required.

22/00289/RES - Reserved Matters application for the approval of access, appearance, landscaping, layout, and scale covering the details of strategic landscaping and infrastructure for Phases 3 and 5 of the approved planning application (15/00419/OUT) comprising: (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); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline) location: Land At Broad Street Green Road And Langford Road And Maypole Road, Great Totham. The Parish Council agreed that no comment was required.

22/01013/TCA - T777 Cypress - Remove suspended branch. T775 Alder - Fell. T774 Sycamore - Fell. Land Adjacent To Langford Waterworks, Hatfield Road, Langford. The Parish Council agreed that no comment was required.

22/00983/ADV - Advertisement consent for freestanding pole mounted non-illuminated sign for a temporary period. Advertising Board, Heybridge Garden Village, Langford Road, Heybridge. The Parish Council agreed that no comment was required.

b) Planning decisions received.

22/00705/LBC - Roof mounted solar PV. The Old Vicarage, Crouchmans Farm Road, Ulting. Listed building consent granted.

22/00923/HOUSE - Proposed rear two storey and single storey extensions. Longacre, Langford Road, Langford was refused.

22/00281/TCA - Row of conifers - Remove. 9 Ulting Lane, Langford was allowed to proceed. At this point Cllr. Morgan left the meeting.

22/147. **Correspondence**

a) Parish and Town Council Engagement Workshops held 11th October were noted. These were to provide an opportunity for Parish and Town Councils and Maldon District Council to develop closer working relations, understand how we can mutually support each other for the benefit of residents and work together to overcome any barriers.

b) Footpath 7, Ulting - Informal consultation on proposed diversion route received from Essex County Council. Clerk had suggested that a bridge over the ditch would need to be provided if the diversion was approved.

c) Maldon District Connects – It was noted that a new online directory of services and activities in Maldon District was available.

- d) Review of adopted Chelmsford Local Plan – To note that Issues and Options consultation period had been extended.
- e) Invitation to Virtual Community J9 training session 24th November 2022 / 17:30 – 19:00pm was noted.
- f) Essex Minerals Local Plan review - New Call for Sites to reflect the revised end date of the Plan had been received.
- g) Affordable Homes in Langford and Ulting – Correspondence had been received from Hastoe Development Manager requesting a meeting. Clerk to respond to RCCE Rural Housing Enabler.
- h) Maldon District Council annual Residents and Business Survey – Have your Say from 3rd October was noted.
- i) Essex Highways User Survey – Clerk to complete.
- j) Essex and Suffolk Water investment program – Clerk had invited representatives to a meeting. No response received as yet.

22/148. Finance

a) The following direct debit payments were confirmed:-

| | Net | VAT | Gross | |
|----------------------------|------------|------------|--------------|-------------------------------------|
| SSE | £6.04 | £0.30 | £6.34 | Streetlight electricity (Aug 2022) |
| SSE | £38.53 | £1.92 | £40.45 | Streetlight electricity (Aug 2022) |
| A&J Lighting Solutions Ltd | £17.12 | £3.42 | £20.54 | Streetlight maintenance (Sept2022) |
| SSE | £6.22 | £0.31 | £6.53 | Streetlight electricity (Sept 2022) |
| SSE | £39.58 | £1.97 | £41.55 | Streetlight electricity (Sept 2022) |
| A&J Lighting Solutions Ltd | £17.12 | £3.42 | £20.54 | Streetlight maintenance (Oct 2022) |

- b) Bank Reconciliations - Cllr Palmer confirmed that she had undertaken internal control to verify bank reconciliations produced by the clerk for the months of August and September 2022.
- c) An estimate from Lavenham Press for the Autumn newsletter was noted. As this was a substantial increase, the Parish Council agreed that the Chairman would get quotations for future editions. To save costs, Cllr. Magness suggested that residents could sign up to receive the newsletter by email and to print copies if requested.

22/149. Replacement Langford Noticeboard

The Village Hall Management committee had offered to replace the noticeboard on the Village Hall. The Parish Council agreed to accept their kind offer.

22/150. Grounds Maintenance Contracts

Correspondence regarding next year's contract had been received from Maldon District Council. The Parish Council agreed that the only change required was to carry out the first cut before the last weekend of April. Clerk to respond.

22/151. Speeding

The Autumn newsletter has asked if anyone is interested in setting up a Residents' Action Group to tackle speed of traffic through the villages.

22/152. Laptop

The Parish Council authorised the clerk to get a new battery installed.

22/153. CVLG update

Cllr. Magness reported that other than the new village proposed by Chelmsford City Council no real progress was being made.

22/154. Advertisement for new Clerk

The clerk circulated an advertisement to be included in the weekly EALC Job Bulletin. A request had also been included in the Autumn newsletter.

22/155. Items from the councillors (NEXT AGENDA ITEMS ONLY)

22/156. **Date of next meeting**

The next meeting will be held on Tuesday 15th November 2022 at Langford & Ulting Village Hall.

The meeting closed at 9.30pm

Signed:

(Chairman)

Date:

Appendix A

22/00841/OUT - Outline planning permission with the matters of Access for consideration for Business/research park for uses within Use Class E(g), together with new estate road, car parking, service. areas and landscaping. CML Microsystems Limited, Oval Park (Eastern Plot), Hatfield Road, Langford.

- The proposed two storey building running parallel to the back boundary of numbers 11 - 16, Ulting Lane is too close to these properties and residents will be overlooked and affected by nearby exterior lighting and internal lighting from the building. In the original drawing presented to the Parish Council in December 2021 this building was located at a substantial distance from the boundary which would have alleviated the above issues to some extent.
- The large car park area adjacent to Luards, Ulting Lane will cause loss of residential amenity due to noise from vehicles, light and air pollution.
- The site is not in a sustainable location and the majority of employees will have to travel to work by car. The bus times are not compatible with finishing and starting times. In addition, Langford has no facilities or services and employees would have to leave the site by car and travel to Hatfield Peverel, Heybridge, Witham or Maldon for these. See T1 Sustainable Transport
- Additional traffic generated by employees from four large office blocks entering and leaving the site onto the already busy B1019 where traffic is travelling at the national speed limit is a serious concern. See T2 Sustainable Transport
- Exacerbation of flooding at the junction of Ulting Lane and Hatfield Road. Residents are seriously concerned that the proposed buildings, including Maldon Salt and Techniq and their associated car parks, roads and other hard landscaping will make an already intolerable situation even worse.
- The proposed development will result in the loss of habitat for a large number of species that currently live in or pass through or over the site. It is a wildlife haven that will inevitably be lost and not replaced, contrary to Policy S1 9) and 10) and Policy N2, LDP which states that: 'all development should seek to deliver net biodiversity and geodiversity gain where possible'. The policy continues: 'if any protected species or significant local wildlife are found on site, or their habitat may be affected by the proposed development, the proposal must make provision to mitigate any negative biodiversity impacts it may create' and that as part of the mitigation measures, the Council would have to be satisfied that: '1) There is no loss of habitats in terms of quantity, quality and connectivity to the local ecological network: and 2) Any new or replacement habitat is delivered as close as possible to the development site in order to maintain a viable population locally and to avoid incremental and accumulative impacts on local ecology'. The site is surrounded by agricultural fields which do not provide suitable habitats for the wildlife present. In addition, the introduction of internal and external lighting on the site will affect the existing dark valley landscape.
- The proposed development is situated in the Chelmer and Blackwater Conservation Area. As defined in the LDP, Design and Climate Change, paragraph 3.28: 'A conservation area is an area of special architectural interest, with a character or appearance which is considered desirable to preserve or enhance.' The original S106 agreement specified that the existing parkland character at Oval Park was to be maintained in accordance with a scheme imposed by the planning permission granted in 1993. Tree planting along the north west boundary has grown minimally and there are views into the site as you drive down the B1019 from Ernest Doe & Sons towards Langford and Heybridge, the Chelmer and Blackwater ridges across the valley and in particular, from Ulting Lane. The bulk of the proposed buildings and associated paraphernalia will be detrimental to the Conservation Area and intrude into the rural countryside.