

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY
24th SEPTEMBER 2019 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Vicky Anfilogoff, Irene Allen, Lester Magness and Kathy Palmer
In the Chair: Councillor Vicky Anfilogoff
Clerk: Jenny Clemo
Also present: 2 members of the public.

19/159. Apologies for absence

Apologies were received from Cllr. Ashby who was on holiday.

19/160. Minutes of the previous meeting

The minutes of 20th August 2019 having been previously circulated were taken as read, agreed and signed by the Chairman.

19/161. Declarations of Interest

Cllr. Magness declared a personal interest in item 19/165a COUPA/MAL/19/00948).

19/162. Matters for information from previous meetings

19/147. Streetlight outside Mill Cottage – Lamp had been replaced.

19/149b) Tree, T6 at Ulting churchyard – Cllr. Palmer and the clerk had checked the position of the tree and it is outside the closed churchyard fence. The clerk had notified the churchwarden.

19/163. District Councillor's report

District Cllr. Jarvis tendered his apologies and provided the following report:

- District Council accounts are not yet approved although the leader of the council states that there are no consequences or penalties for missing the deadline.
- New Council Committees to be established in early October.
- The outline application for the North Heybridge Garden Suburbs was recently approved ensuring that 5 year land supply targets continue to be met.
- Possible relocation of Council offices has been mooted by the leader of the council.
- Crime Awareness – See Woodham Walter Parish Council website for further information.

19/164. Public Question Time (limited to 15 minutes if required).

The following comments from members of the public were noted:

- The Stables - Concern raised about the large quantity of horse manure on the site.
- Stock Hall Farm outbuildings – Concerns raised included overlooking, highway safety, access issues during building work and harm to the setting of the listed dwelling, farm outbuildings and granary.

19/165. Planning Matters

a) Planning applications received.

Cllr. Magness took no part in the discussion relating to the first application.

COUPA/MAL/19/00948 - 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, Langford. The Parish Council agreed to object to this application. The stables were built for equestrian use and there does not appear to have been an application for change of use to horticulture/agriculture. It was noted that there are two horses on the site. In addition, the Council has concerns about whether the building is fit for conversion and that the works required are substantially a rebuild.

FUL/MAL/19/00737 - Partial conversion and rebuilding of existing disused farm buildings for the creation of 4 no. dwelling houses and 1 no. commercial unit. Outbuildings Stock Hall Farm, Hatfield Road, Ulting. The Parish Council agreed to object to this planning application for the following reasons:

- The proposed new development is outside any settlement boundary and in the rural countryside contrary to LDP policies S2 (Strategic growth) and S8 (Settlement boundaries and the Countryside). In addition, the Council has a five year housing land supply.
- A Housing Needs Survey carried out for the Parish Council by RCCE in June 2019 recommends the provision of two 1-bed units for affordable rent.
- The residential and commercial properties proposed are situated in an unsustainable location which will necessitate private car use for all journeys which is contrary to LDP policy S1, 13) (Sustainable development).
- The development would cause harm to the character and beauty of the countryside contrary to LDP policy D1 (Design quality and Built environment).
- The scheme is not in keeping with the rural area and would result in an urbanising visual intrusion into the open landscape, as would the domestication of the site with the paraphernalia associated with residential use. Some of the proposed dwellings do not have sufficient private amenity space. The introduction of internal and external lighting would affect the existing dark landscape.
- The proposed development is adjacent to four listed buildings and would not preserve or enhance their character, appearance, or setting, including their landscape value which is contrary to LDP policy D3 (Conservation and Heritage assets).
- The Parish Council is also concerned about safety issues caused by the additional traffic that will be generated as it joins and leaves Hatfield Road which has a speed limit of 60mph. The access track is also almost opposite the entrance to Oval Park which is busy during peak rush hour times.
- The site is distant from the nearest mains sewer which is located at Oval Park.
- Access to the adjoining fields through the centre of the proposed development will still be required and could cause noise and disturbance to the occupants.

b) Planning decisions received.

None received.

c) Appeal notifications

APP/X1545/W/19/3230267 – Land at Broad Street Green Road, Maypole Road and Langford Road. Inquiry due to start 8th October 2019 at 10am at The Council Offices, Princes Road, Maldon.

APP/X1545/W/19/3236067 – Oak Trees, Ulting. The Parish Council agreed that further representations were not required.

19/166. **Correspondence**

a) Oval Park – It was agreed that the Parish Council would meet with representatives from Aquila and CML prior to the October Parish Council meeting.

b) Fuel Fest – Response from Maldon District Council was noted. No response received from The Warren Estate.

c) Blocked drains outside Langford Church car park – Inspection outcome was noted –‘This issue is not as serious as many other issues, so no further action will be taken’.

d) Langford Churchyard fence – Correspondence received from a concerned resident was noted. It was noted that the Parish Council does not have sufficient funds to replace the fence in its entirety. The Chairman had responded.

e) Highways Winter Briefing – At Foakes Hall, Great Dunmow on Wednesday 2nd October 2019 was noted.

f) Litter – If you see someone throwing litter from their vehicle, take their registration number and report them using Maldon District Council’s ‘report it form’.

19/167. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
Mrs J Clemo	£715.00		£715.00	Clerk’s salary Jul-Sept 2019
Essex Place Services (awaiting invoice)	£400.00	£80.00	£480.00	Tree risk assessment surveys (includes £150 recoverable from VHMC)

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
SSE	£4.47	£0.22	£4.69	Streetlight electricity (August 2019)
SSE	£34.05	£1.70	£35.75	Streetlight electricity (August 2019)
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance (September 2019)
A&J Lighting Solutions Ltd	£85.00	£17.00	£102.00	Replace streetlight outside Mill Cottage

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

d) Independent Review into Local Government Audit – The remit of the review is to assess the arrangements in place to support the transparency and quality of local authority financial reporting and external audit including those introduced by the Local Audit and Accountability Act 2014. The Parish Council agreed that the clerk would respond.

19/168. Essex Infonet website

a) It was noted that the EALC would be providing a list of website providers.

b) essexparish.net proposal – Cost of service would be £48/month and offer included transfer of three years information.

c) Email received from TEEC offering website services. This would initially cost £120/annum. Clerk to send email to councillors. A further offer had been received from VCS. There would be an initial set up cost of £150 and an annual charge of £150.

19/169. Neighbourhood Plan

a) It was noted that the SEA/HRA Screening Opinion consultation had been concluded and the three statutory consultees had all responded.

b) It was noted that “the Regulation 14 draft Langford & Ulting Neighbourhood Plan is not likely to have significant environmental effects and therefore a SEA is not required. The assessment indicated that there are likely to be no significant negative effects on the European designated sites resulting from the policies detailed within the draft Neighbourhood Plan. Therefore, a full Habitat Regulations Assessment is not required for the Regulation 14 draft of the Neighbourhood Plan. The principal reasons for this conclusion are:

- There are no sites identified for development in the Neighbourhood Plan;
- The Neighbourhood Plan focuses on protecting the quality of the village and its environment; it is considered that the Plan’s likely impact will have a positive effect on the environment;
- The scale of the development supported by the Neighbourhood Plan is minor, and it is not expected to result in significant effects on the protected sites.”

c) The revised response form and accompanying letter were agreed.

d) Regulation 14 consultation dates were agreed – 29th October to 9th December 2019.

19/170. Defibrillators

Update received from Cllr. Magness. It was agreed that the Parish Council would not advertise local businesses/organisations who had offered public access during working/opening hours as health and safety issues could arise. Cllr. Magness reported that he was finding out about Community First Responders as an alternative.

19/171. Hoe Mill Lock

- a) Response from Cllr. Durham was noted.
- b) Cllrs. agreed that a scheme to improve safety should be submitted to the Local Highways Panel.

19/172. Path at Ulting Lane green

No update received from Water Company.

19/173. Overgrown hedge adjacent to Water Company land, Hatfield Road

- a) Highways response: This issue is not as serious as many other issues, so no further action will be taken.
- b) No update received from Water Company.

19/174. Housing Proposal

A proposal for 3 to 4 3-bedroom houses and 6 to 8 bungalows in Witham Road had been received from a resident. It was noted that the Parish Council had had an independent Site Assessment carried out by AECOM and an independent Housing Needs Survey carried out by the RCCE which do not support more than 2 2-bedroom affordable homes. The Chairman had responded.

19/175. Planning Training

- a) The EALC can provide a 2-hour evening course for Langford & Ulting Parish councillors in the village hall at a cost of £125 + mileage
- b) . Cllrs. agreed to accept the offer and the clerk was asked to obtain some dates.

19/176. Maypole Road Horse signage improvements

Cllrs. agreed that the design received from Highways was acceptable.

19/177. Councillor Email addresses

- a) Current advice is that councillors should have a separate email account solely for council business.
- b) Councillors agreed to set up new email accounts separate from their personal email accounts.

19/178. Items from the councillors (NEXT AGENDA ITEMS ONLY)

19/179. Date of next meeting

The next meeting will be held on Tuesday 22nd October 2019 at Langford & Ulting Village Hall.

The meeting closed at 9.25pm.

Signed:

(Chairman)

Date: