

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY
17th September 2024 AT LANGFORD & ULTING VILLAGE HALL

Present: Councillors: Irene Allen, Jenny Clemo, Kathy Palmer and Lester Magness
In the Chair: Councillor Irene Allen
Temporary Clerk: John Clemo
Also present One member of the public

24/134. Apologies for absence

There were apologies of absence from Cllr Colin Ashby.

24/135. Minutes of the previous meeting

The minutes of 20th August 2024 having been previously circulated were taken as read, agreed and signed by the Chairman.

24/136. Declarations of Interest

No declarations of interest received.

24/137. Matters for information from previous meetings

Clerk's report:

24/128. Traffic problems at Hoe Mill – Extension of the double yellow lines. The application has been sent off to Essex County Council, but is awaiting our District Councillors support.

22/131. Refurbished Village Sign – Awaiting installation

24/43. Langford street lighting: SSE business energy contract was renewed by e-mail on 22 February 2024. The renewal has now been confirmed. No invoices received on new contract as yet. Acting clerk phoned and was told this is a back-office issue. A follow-up email has been sent.

24/23. Community Engagement reported a single visit to Hoe Mill lock in August on Wednesday 4th August 11am - 0 PCNs issued and 0 vehicles moved on. No ASB observed and no dog fouling.

24/74. Councillor Durham had indicated that more member led funds are available for repairing pot-holes, all encouraged to continue reporting. Ulting lane being a prime example

24/138. County and District Councillor's report

None available

24/139. Public Question Time (not required)

24/140. Planning Matters

a) Planning application received.

24/006222/FUL- Construction of two dwellings to replace existing extant permission for single large detached dwelling Oak Trees, Crouchmans Farm Road, Ulting.

The Parish Council recommended refusal of planning permission for the reasons listed below:

a) The proposed replacement of one bungalow with two large 4-bedroom two storey dwellings on a plot outside any defined settlement boundary is contrary to Policy S8 (MDLDP), and does not comply with any of the exceptions a) to m).

b) The scale, height and general proportional bulk of the proposed adjacent dwellings is too dense to be in keeping with the rural street scene 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 Policy D1 and Policy 5 (Langford & Ulting Neighbourhood Plan), which states that 'plot sizes and widths and gardens should reflect the existing grain and pattern of development in the locality'.

c) The proposal would result in the intensification of residential development at the site which would erode the loose knit spacious character of this part of Crouchmans Farm Road which contributes to the rural character of the area and would be out of keeping with the spatial pattern of the area. This would result in a demonstrable harm to the setting, intrinsic character and beauty of the countryside contrary to policies S1, S2, S8, D1 and H4 of the MDLDP and the guidance contained within the National Planning Policy Framework (2021).

- d) The site is not in a sustainable location. Ulting has no facilities or services and this means that access to shops, health facilities, education, employment and leisure activities all necessitate journeys by car.
- e) The existing vehicle access is not of a sufficient width to accommodate two-way vehicle movements from two properties which would lead to increased conflict and risk of collisions for both emerging and approaching vehicles. This creates an unacceptable degree of hazard detrimental to the safety of all highway users. The lack of suitable visibility from the proposed access for both emerging and approaching vehicles would cause hazardous situations for other road users. (Policy T2 of the MDLDP). The visibility splay to the south is to a blind corner with parked cars on the far side forcing all vehicles further into an area of even less visibility.
- f) There is insufficient space for parking on the site for the likely number of vehicles which would be associated with such large properties. If one were to take the “rule of thumb” of a car per bedroom that would mean parking for 8 vehicles is needed.
- g) Concern should be shown for the actual oak trees at the Oak Trees site. These are Category A trees on the edge of a Conservation Area. The aforementioned area for parking will cause serious damage to the roots of these high value trees. That is, if the amount of excavation for the ground work and footings has left anything of the environment that is suitable for trees to continue living.

(This comes at a time when the County Council is in consultation on “Essex Local Nature Recovery Strategy”)

In addition, the following comment was added:

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 dwellings, which have a total of 7 bathrooms and 2 cloakrooms, and the associated hard landscaping would exacerbate the situation. It should be noted that there is no mains sewer in Ulting.

Cllr. Palmer left the meeting at this point.

b) Planning decisions received.

24/00580/NMA - Application for non-material amendment following grant of Planning Permission 22/00840/FULM (Erection of building for Sui Generis purposes, together with car parking, servicing areas and landscaping). Amendment sought: Reduced width to office building, main entrance to office building set back, colour scheme amended, glazing and shading design modified, warehouse door/dock leveller positions moved, processing area door positions moved, minor interior layout changes, external works revised, roof design and parapet modified. Maldon Salt, 2 Oval Park, Hatfield Road, Langford, **Approved**

24/00519/FUL - First floor rear and side extension to existing garage with dormers in roofspace Mill Cottage, Maldon Road, Langford. **Approved**

24/00589/WTPO and 24/00592/TCA - (TPO 04/86) A1 - Group of trees - Vertical reduction by 1m and lateral reduction by up to 1m. CML Microsystems Limited, Oval Park, Hatfield Road, Langford. **Allowed to proceed**

24/00559/WTPO - T1 on TPO 6/24 Cedar - Fell Chesterton, Maldon Road, Langford
Permission refused

c) TPO Confirmation

TPO 06/24 – Chesterton, Maldon Road, Langford **was confirmed**.

24/141. Correspondence

a) ECC Walking and Cycling routes was noted - consultation ends 13th October. See: LCWIP - Buckhurst Hill - Chigwell - Loughton, Clacton - Jaywick, Dovercourt - Harwich, Maldon, Uttlesford and Waltham Abbey | Safer, Greener, Healthier (letstalkessexsustainabletravel.co.uk)

b) MDC Street collections policy - consultation closing date 14th October. See: <https://www.maldon.gov.uk/info/20064/consultations/9200/consultations> Councillors to respond individually.

c) MDC letter to Parishes re Neighbourhood Plans received. It was noted that the Neighbourhood Plan would need to be reviewed once Maldon District Council have completed their review of the Local Plan.

d) Essex Local Nature Recovery strategy - consultation closing date 25th October. See: Essex Local Nature Recovery Strategy (LNRS) Public Consultation - Essex County Council - Citizen Space also Local Nature Partnership Newsletter.

Cllr. Clemo agreed to draft a response for the next meeting.

e) Woodland Trust tree planting 2025 - packages offered. See:

<https://www.woodlandtrust.org.uk/plant-trees/schools-and-communities/tree-pack-application/>.

The Parish Council agreed to order "Trees for year-round colour" for the Village Hall site.

f) Footpath 7, Ulting - Essex County Council had Confirmed an Order to divert this footpath.

24/142. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
Chelmer Canal Trust	£36.00		£36.00	Membership
Mr J Clemo	£252.60		£252.60	Clerical services

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
SSE	£TBC	£TBC	£TBC	Streetlight electricity
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A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance September 2024

c) Bank Reconciliation - Cllr Palmer confirmed earlier that she had undertaken internal control to verify bank reconciliation produced by the clerk for month of August 2024.

24/143. Double Yellow Lines Extension- Hoe Mill

Temporary clerk had prepared an application to extend the double yellow lines and to request a solution to the continuing highways safety issues, for example: obstructions of the highway, which would include emergency vehicles being denied access, traffic lights often inoperative, oversize vehicles still trying to approach, volume of vehicles trying to stop at busy times. The resident's petition had been received and also correspondence had taken place with Woodham Walter Parish Clerk to coordinate responses to Essex County Council. Cllr. Morgan had emailed his support.

24/144. Tree Surveys

Quotations for tree surveys for closed church yards and Village Hall to be sought. Four contractors were suggested.

24/145. Recruitment

It was noted that the advertisement for new clerk had been published in the EALC Job Bulletin, 17th September

24/145. Meeting Date change

The change of date for the next meeting to 22nd October was agreed.

24/146. Items from the councillors (NEXT AGENDA ITEMS ONLY)

- Suggested tree planting at Ulting Lane, it was noted that Ulting Lane residents would be happy to bear the costs of future work to any newly planted trees

22/147. Date of next meeting

The next meeting will be held on Tuesday 22nd October 2024 at Langford & Ulting Village Hall or St Giles', Church, Langford

The meeting closed at 8.29 pm.

Signed: (Chairman)

Date: