

LANGFORD & ULTING PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON THURSDAY 25th SEPTEMBER 2014 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Andrew Tween, Vicky Anfilogoff and Richard Perry
In the Chair: Councillor Andrew Tween
Clerk: Jenny Clemo
Also present: District Councillor Mark Durham, Derek Lawrence, Head of Planning Services, Maldon District Council, 11 members of the public and 3 Hatfield Peverel parish councillors.

The Chairman welcomed and introduced Derek Lawrence, Head of Planning Services, Maldon District Council to the meeting.

14/109. **Apologies for absence**

Apologies received from Cllr. Irene Allen, on holiday, Cllr. Kathy Palmer, a prior engagement and District Cllr. Henry Bass.

14/110. **Declarations of Interest**

No interests were declared.

14/111. **Planning**

Planning application received:

FUL/MAL/14/00788 – The demolition of existing structures and construction of 45 residential units, access and landscaping. Oval Park, Hatfield Road, Langford.

The Chairman welcomed and introduced Derek Lawrence, Head of Planning Services, Maldon District Council to the meeting. The Chairman noted that the proposed development was outside the proposed new settlement boundary for Langford and would not be integrated within the community. He also pointed out that CML's planning consultants had reduced the number of houses and taken into account the points made by the Planning Inspector at last year's appeal. The Chairman then asked Derek Lawrence to comment on the planning issues relating to the application. The following points were made:

- The developer has taken into account what the Planning Inspector said at the appeal.
- Principle of housing on the site is not an objection.
- Impact on the Conservation Area (45 may still be too many but impact reduced).
- Effect on the setting of the listed buildings.
- Best employment site in the District.
- Would be a windfall site and would count towards the five year housing land supply.
- S106 contributions were outlined: includes contributions to education and health, signage improvements on the Blackwater Rail Trail, Traffic Order advertisements for 30mph speed limit through centre of Langford, footway improvements, new bus lay-by, school transport contribution, six month season ticket for 73 and 99 bus services and an open space management plan.
- Site is not allocated for residential development in the emerging Local Plan.
- Maldon District Council does not have a 5 year housing land supply which is now being taken into account in appeal decisions.
- Layout – some parts are cramped.
- Affordable housing will not specifically be for Langford and Ulting residents or their relatives unless on Maldon District Council's housing register.

14/112. **Public Question Time**

Questions from members of the public were then invited. Responses were summarised as follows:

- Land zoned for employment in emerging Local Plan but this carries limited weight until the plan is formally adopted and Planning Inspector was also not sure that the whole site was necessary for employment.
- Room for negotiation on layout of houses and siting of affordable homes.
- Sustainability – site is remote from any services.
- Impact on the size of the village.
- Traffic impact of housing on B1019 and particularly the junction at the Duke of Wellington. Maldon District Council had been advised that traffic issues should not be taken into account.
- Concern raised about decisions made by the Planning Inspectorate which is not accountable to local residents.
- Until Local Plan is adopted, Maldon District Council has to rely on the principles of the NPPF when making decisions on planning applications.
- Maldon District Council has strict performance targets set by DCLG for making decisions on planning applications.
- Identified housing allocation in draft Local Plan fills Plume School to capacity.
- Local Plan examination is due to start in early January 2015 and assuming the Planning Inspector is satisfied, adoption should take place late Spring/early Summer 2015.
- Maldon District Council is required to meet objectively assessed housing need but at the same time the Local Plan includes plans for growth of business, health and schools for the benefit of those who live and work in the District.

14/113. **Date of next meeting**

The next meeting will be held on Tuesday 21st October 2014 at 7.30pm in Langford & Ulting Village Hall.

The meeting closed at 9.20pm.

Signed:

(Chairman)

Date: