



SOUTHMINSTER PARISH COUNCIL

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Minutes

The Annual Parish Meeting of Southminster Parish Council 15th May 2023, held at Community Hall 2, King George V Memorial Field, Station Road, Southminster, Essex.

Present: Cllr J Anderson, Cllr G Harrold, Cllr Wyn-Davies, Cllr Pratt and Cllr Fluker.

In attendance: Joanna Jeffery, Clerk/RFO and eight members of the public.

22/113 Election of Chairman

Propose and elect Chairman for 2023/24.

Councillor Anderson proposed Cllr Harrold, seconded by Cllr Fluker, all in favour.

RESOLVED: Cllr Harrold was duly elected Chair for 2023/2-24.

Cllr Harrold gave Thanks to Cllr Anderson for all his hard work as Chair of Southminster Parish Council.

23/114 Elected Chairman to sign Acceptance of Office

RESOLVED: Cllr Harrold signed the Acceptance of Office.

23/115 Election of Vice Chairman

Propose and elect Vice Chairman for 2023/2024

Cllr Harrold proposed Cllr Anderson, seconded by Cllr Fluker, all in favour.

RESOLVED: Cllr Anderson was duly elected Vice Chair for 2023/2024.

23/116 All Other Members to sign Acceptance of Office

**RESOLVED: Cllr Fluker, Cllr Pratt and Cllr Wyn-Davies duly signed their
Acceptance of Office.**

23/117 Apologies for absence.

No apologies.

23/118 Members reminder to review their Register of Interests

Cllr Harrold reminded all Members to review their Register of Interests.

23/119 Election of Parish Council Members to committees and organisations.

1. Allotment Committee - Cllr Fluker
2. Audit Committee – Cllrs Anderson, Pratt & Harrold
3. Cheque Signatories – Cllrs Anderson, Pratt & Harrold
4. D.H.G.P.C - Cllr Harrold
5. Emergency Committee – Cllr Harrold, Cllr Anderson & Clerk

Signed by Cllr G Harrold Chair 19th June 2023

6. Footpaths – Mr K Neale
7. F.O.S.C.O.S - Cllr Fluker
8. Henry Gilder Drake Trust – Cllr Pratt
9. King George V Playing Field Committee/Strategic Development Committee – Cllrs Harrold, Anderson, Fluker, Pratt & Wyn-Davies
10. Memorial Hall – Cllr Wyn-Davies
11. Personnel Committee
12. Appraising staff
Personnel and Appraising Staff will now be known as Employer Committee – Cllr Harrold, Cllr Anderson, Cllr Fluker & Cllr Wyn-Davies
13. Grievance and discipline – Allocated when necessary
14. Planning Committee – Cllr Fluker
15. Public Health - Removed
16. Public Transport – Cllr Harrold
17. Southminster Volunteers – Removed.

23/120 To receive and approve Minutes of the last meeting – 17th April 2023.

Proposed by Cllr Anderson, seconded by Cllr Pratt.

Resolved: The minutes of the meeting held 17th April 2023 were duly signed by Cllr Harrold.

23/121 To receive and note any declarations of interest:

Cllr Pratt – Pecuniary Interest – 23/123 23/00405/HOUSE PP-12084646

23/122 Public Session – opportunity for members of public to speak:

Mr Neale congratulated District Councillor Fluker and District Councillor Pratt for being elected as District Councillors following the Parish and District Elections held on 4th May 2023.

A resident asked for an update on the new medical centre, Cllr Fluker informed the application is now due to go before South East Area Planning Committee for determination.

A resident asked for an update on the Bloor Homes development, Cllr Fluker informed application needs to be presented to the District Planning Authority.

There was a short discussion regarding carbon footprints and the impact of large-scale housing developments.

There was a short discussion regarding the potential development at Land West of Spratts Farm, Cllr Fluker informed that an extension to the response deadline is being sought and a meeting will be called to discuss the application. Residents enquired what the best method of response is, Members advised residents to quote Planning Policy for or against on any response they make.

Safety concerns were raised regarding signage obstructing the sight line at Witchards Farm, the Clerk will write to Essex County Council.

ACTION: Clerk to write to Essex County Council re signage at Witchards Farm.

23/123 Planning

To discuss and respond to the following planning applications.

Week ending: 14th April 2023

23/00244/FULM PP-11752734

Erection of a 19 MW Solar PV Array, comprising ground mounted solar PV panels, with co-located 5 MW battery energy storage system (BESS), vehicular access from Keelings Road, internal access tracks, landscaping and associated infrastructure including security fencing, CCTV cameras, and grid connection infrastructure including transformers, substation compound buildings and cabling route to the point of connection.

Land To The South of Keelings Road Dengie Essex

Southminster Parish Council recommend the REFUSAL of planning permission for the following reasons:

Signed by Cllr G Harrold Chair 19th June 2023

It is considered unacceptable as the development will have an adverse impact on the landscape and is contrary to the following policies:

S8. It is partly located on a tidal Flood Plain (Asheldham Brook)

D1. Fails to respect the local character of the Countryside

D3. Fails to preserve or enhance special character of the landscape

D4.1. Impacts the surrounding designated protected landscape area

D4.2 Impacts the neighbouring heritage assets

D4.3 Impacts the undeveloped coastal area which by nature of their topography are sensitive to development.

D4.3 Loss of amenity to residents as a result of visual impact glint/glare which will be aggravated further by the sloping nature of the site

D4.7 Making the best use of agricultural land. The land is band 3 high yield arable land which for generations has been used for growing wheat barley and other arable crops.

Policy D4 States "Proposals must have full consideration of the individual impact or cumulative impact where there are more than one existing or proposed renewable projects", the application site is adjacent to Middlewick & Turncole Windfarms the cumulative effect is therefore considered contrary to policy D4

E1. Loss of employment – the arable land provides for year-round full time employment the proposed solar farm once built will provide for part time work only on a casual visiting basis.

E4. The loss of the arable land for food production does not concur with this policy

N3. Loss of Open space and visual amenity

If the council was minded to approve the application then this council would ask that a minimum 3m high hedge is maintained in perpetuity to all sides of the site in order to mitigate the impact on the landscape.

Cllr Pratt left the meeting at 20.09pm

Week ending: 21st April 2023

23/00405/HOUSE PP-12084646

Single storey rear extension, repositioning of porch and alterations to existing dormers on main dwelling house and erect detached garage with rooms above.
Heath Cottage, Old Heath Road, Southminster, Essex

Southminster Parish Council SUPPORT this planning application.

Cllr Pratt returned to the meeting at 20.11pm.

Week ending: 28th April 2023

23/00315/FUL

Repair and alterations to building and change of use to up to four separate units for planning use Class E purposes. Works include the replacement of the roof, repairs to the masonry, internal insulation to the walls and floor, installation of a new load bearing first floor immediately above the existing floor, and installation of glazing to existing openings. Removal of one internal wall and creation of new internal openings. Removal of redundant machinery. Installation of new stairs and new services. New external oil fired boiler and new heating oil storage tank. Installation of new hard surface.

Grain Drying Unit Approximately 60 Metres South East of Barn Listed QV 8 129
Hall Road Southminster

Southminster Parish Council Supports the decision of the Conservation Officer but would like the following to be considered.

D2 Fossil fuel Heating Systems – the Council recommends that a carbon friendly air source heat pump or similar heating system is installed rather than the proposed fossil fuel system.

The building sits on the site of "Southminster" Abbey and the Council requests that robust archaeology conditions are attached if the application is granted permission.

Signed by Cllr G Harrold Chair 19th June 2023

23/00409/FUL PP-12067669

Replacement dwellinghouse and garage block

Resthaven Foxhall Road Southminster Essex

Southminster Parish Council SUPPORT this planning application.

Week ending: 5th May 2023

23/00451/HOUSE

Section 73A application for the removal of a circular window & replacement with a full size timber box sash window.

22 Station Road Southminster Essex CM0 7EW

Southminster Parish Council SUPPORT the Conservation Officers recommendation

23/00435/FUL PP-12092961

Application for private use stable block with 6No. Stables including tack/feed room and washdown area, 20m x 40m arena, re-use and relocate existing outbuilding for maintenance equipment and hay storage, muck clamp and associated fencing and hardstanding and access track.

Land at Fairfield Old Heath Road Southminster

Southminster Parish Council SUPPORT this planning application.

23/124 Finance Matters: -

- a: To receive and approve payment and receipts reports for May 2023, Proposed by Cllr Harrold, seconded by Cllr Fluker.
- b: To approve payments and to sign cheques, Proposed by Cllr Harrold, seconded by Cllr Fluker.
- c: To receive and approve the budget status for May 2023, defer to next meeting.
- d: To receive and approve the Bank Reconciliation Statement to May 2023, defer to next meeting.

23/124.01 To discuss and agree insurance proposal for 2023/2024, defer to next meeting.

23/124.02 Chairman's Honorarium
To discuss the provision of a Chairman's Honorarium.
To discuss and pass any resolution as necessary.

Cllr Fluker proposed that the Chairman's Honorarium cease with immediate effect, seconded by Cllr Wyn-Davies.

RESOLVED: Chairman's Honorarium will cease with immediate effect.

23/124.03 Members Travel Expenses
To discuss the provision of Members Travel Expenses.
To discuss and pass any resolution as necessary.

Cllr Fluker proposed that Members be able to claim expenses when representing Southminster Parish Council outside of the Parish, seconded by Cllr Pratt. Expenses to be signed off by Chairman and Clerk.

RESOLVED: Members are allowed to claim expenses when representing Southminster Parish Council outside of the Parish.

23/125 Co-Option Policy

To receive a recommendation from the Audit Committee to adopt a Co-Option policy.

Signed by Cllr G Harrold Chair 19th June 2023

To discuss and pass any resolution as necessary.

Cllr Fluker proposed that the C-Option Policy is adopted with the addition of desirable to attend three meetings prior to co-option, seconded by Cllr Wyn-Davies.

RESOLVED: Co-Option Policy was adopted with the addition of desirable to attend three meetings prior to co-option.

23/126 Dist Cllr's Report

Report from District Councillor Adrian S Fluker

Elections Result

No one political group is in control at Maldon District Council
Independent Councillors number 14 (6 MDI 8 Non-aligned) Conservatives 10 Lib Dems 6 and Labour 1. A coalition of sorts will be formed in the coming days.

Local Development Plan - Review

The Council has still not published it's Five Year Housing Supply Figure a statement will be made on Thursday at the Statutory Annual Meeting

On the 30th March the Director of Strategy Performance and Governance confirmed to Council that the 5 Year Housing Land was in excess of 5 years. This statement was caveated and can be listened to in its entirety on the MDC Website.

On the 4th May the head of planning policy Anne Altoft-Shorland stated the housing land supply was now close to 6 years.

It is not clear how the figure has changed so dramatically during the last 12 months.

Several speculative developments were granted permission during the period the Council did not have a 5 year housing land supply. Concerns have been raised as to whether the housing land supply was correctly assessed during that period.

Queenborough Road

The planning application has now been submitted and was a hot topic on the door steps whilst I was campaigning.

Council Budget

The budget gap for the year ending April 2024 is £800,000. Increasing to £1.2m in 24/25.

I did not support the budget.

I shall be asking Council to agree to an Autumn budget to stop us haemorrhaging tax payers' money at such an alarming rate

New Medical Centre

I have called the application into the South Eastern Area Planning Committee so that members can determine the application. I understand that all outstanding issues have been resolved and that the application will be considered by the SEAP Committee in June.

Promenade Park

New pop up eateries will now feature in the Park including a bar serving locally produced drinks, a pizzeria and there will also be on going art displays with the offer increasing throughout the summer.

Ride London/FRL Classique

Will be coming to the north of the District on 27th May with the days racing starting and finishing at the Prom Park – More details on the MDC Web Site

Visit Maldon

Can be found on the MDC website and has lots of information on events and places to stay etc

23/127 Kings Coronation Picnic in the Park

Cllr Harrold informed that the event had been very successful with a lovely atmosphere. It was suggested that it may be a nice idea to host a similar event in May yearly.

23/128 Community Hall 2

To discuss the provision of a new door/door frame.

To discuss and pass any resolution as necessary.

Cllr Fluker asked that the Parish Warden contact him with regards to a new frame.

Signed by Cllr G Harrold Chair 19th June 2023

ACTION: Parish Warden to contact Cllr Fluker.

23/129 Public Session

A discussion was had regarding recycling centre booking scheme and fly tipping.

A resident commented that whilst Parking Apps are being used at District car parks, an alternative method to pay is needed as well.

23/130 Date of the next meeting:

Annual Parish Assembly Thursday 25th May 2023.

22/131 Close of business:

Meeting closed at 9.20pm.