



# **SOUTHMINSTER PARISH COUNCIL**

New Parish Room, Queenborough Road, Southminster, Essex. CM0 7AB

Tel: 01621 773868

Fax: 01621 773868

E-mail: [clerk@southminsterparishcouncil.com](mailto:clerk@southminsterparishcouncil.com)

Website: <https://e-voice.org.uk/southminster-parish-council/>

**Councillors are summoned to attend a Meeting of Southminster Parish Council to be held at Community Hall 2, King George V Memorial Field, Station Road, Southminster on the 18<sup>th</sup> September 2023 at 19.30 hrs.**

**J Jeffery  
Parish Clerk  
12<sup>h</sup> September 2023**

## **A G E N D A**

**23/188 Apologies for absence.**

**23/189 To receive and approve Minutes of the Parish Council meeting held on 17<sup>th</sup> July 2023.**

**23/190 To receive and note any declarations of interest:**

To disclose the existence and any nature of any Disclosable Pecuniary Interests. Other Registrable Interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting.)

**23/191 Public Session – opportunity for members of public to speak:**

**23/192 Planning**

To discuss and respond to the following planning applications.

Week ending: 21<sup>st</sup> July 2023

### **FOR INFORMATION ONLY**

NMA/MAL/23/00676

Application for non-material amendment following grant of Planning Permission 20/00360/FUL (Change of use from office use class B1a to residential class C3 to create 5 residential units, involving partial demolition of rear wing to create parking, cycle and refuse storage space and construct first floor extension).

Amendment sought: Addition of a privacy screen to the rear of the 1<sup>st</sup> floor flat.

The Vault 12C Station Road Southminster Essex

Week ending: 28<sup>th</sup> July 2023

23/00626/FULM PP-12253077

Replacement of low level fencing and gates with new 2.4m high fencing and gates to existing boundary.

Southminster Church of England Primary School Burnham Road Southminster Essex

Southminster Parish Council SUPPORT this planning application.

Week ending 4th August 2023

23/00730/SCR

EIA Screening Opinion request for a proposal for up to 245 dwellings

Land North of Homefield Southminster Essex

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

Southminster Parish Council have considered the application and requests that the applicant provides an Environmental Impact Assessment to the local planning authority.

The Council makes this request on the basis that it will ensure the local planning Authority, Maldon District Council makes any decision in the full knowledge of any likely significant environmental effects on the environment.

In summary the Council believes that the proposed development is likely to significantly affect the environment with regards its magnitude, spatial extent, intensity, and nature and therefore an EIA should be requested.

The Council is particularly concerned with the impact on wildlife, including but not restricted to over wintering and migrating birds, native birds whose populations are in decline, and those that are protected and or on the 'UK Red List' species including Bats, Corn Bunting, Marsh Harriers, Montagu's Harriers, Kites, Buzzards, Swift, House Martin, Ptarmigan, Green Finch, and Barn Owls all of which nest and or forage for food over the application site.

It is known that there are Otter and Badger colony's close to the site and both species cross the site whilst foraging for food and water or seeking to forage elsewhere. Foxes and Muntjac are seen regularly throughout the site.

The council brings you attention to the fact that the northern perimeter is bounded by Asheldham Brook, which contains a variety of species including, Otters, Water Voles and Kingfishers. The brook provides a very important source of water for local wildlife over a large area. The proposed loss of habitat to the South of the brook in relation to this development would be insurmountable and cause irreparable damage to the sustainability of wildlife. With the onset of climate change and the loss of other water sources it is important that sustainable water sources are maintained and accessible to wildlife.

The area of the application site is close to protected areas including the Dengie Marshes Nature Reserve and a Site of Special Scientific Interest as defined by Regulation 2 of the EIA Regulations

It is also considered that the loss of highly productive Grade 3 arable farmland for the production of food is unacceptable and unsustainable.

With regards to Flora it also understood that several rare species grow within the hedgerows of the application site and the banks of Asheldham Brook these include wild Orchids, Speedwell and Meadow saffron.

In summary it is for these reasons that Southminster Parish Council requests that the applicant conducts an EIA (Environmental Impact Assessment).

Week ending: 11<sup>th</sup> August 2023

23/00743/LDP PP-12345466

Claim for lawful development certificate for proposed 2no. Outbuildings with the demolition of an existing stable and alterations to existing garage.

Heath Cottage Old Heath Road Southminster Essex

Southminster Parish Council Have NO OBJECTION as long as the proposed building are ancillary to the existing residential building and not used for commercial purposes.

23/00777/HOUSE PP-12360566

Proposed rear single storey extension, first floor rear extension and alterations to fenestration.

7 Cripplegate Southminster Essex

Southminster Parish Council SUPPORT this planning application.

23/00774/PACUAR PP-12223718

Proposed conversion of an agricultural building to form 5 dwellings.

Agricultural Building at Wraywick Farmhouse The Marshes Southminster

Southminster Parish Council recommend the REFUSAL of planning permission.

It is an unsustainable location whereby occupiers would be reliant on motor vehicles to access nearby services which are around 3.5 miles away and therefore the Parish Council cannot support this application.

Application No: ESS/72/23/MAL

Proposal: Continued importation of packaged Intermediate Level Waste (ILW) without compliance with condition 02 (Initial Cessation Date) of planning permission ESS/87/20/MAL that was to permit the importation of packaged ILW from Magnox sites Sizewell "A" and Dungeness "A" to Bradwell Power Station and the interim storage within the existing Interim Storage Facility (ISF).

Location: Bradwell Power Station, Downhall Beach, Bradwell on Sea, Essex CM0 7HP

Southminster Parish Council raise NO Objection subject to the following comment:

Following completion and occupation of large-scale residential developments on the Dengie peninsula the traffic network regularly exceeds capacity at peak times which results in the disruption of traffic flows. That said Southminster Parish Council requests that any traffic movements associated with this application are restricted to non-peak times only. The Council also requests that all such vehicles use the unclassified road between Latchingdon and Bradwell via Mayland and Steeple (the route used during decommissioning) rather than the B1018 via Southminster village centre which is now difficult for large vehicles to negotiate.

Week ending: 1<sup>st</sup> September 2023

23/00721/HOUSE PP-12329860

Single storey rear extension, repositioning of porch and alterations to existing dormers on main dwelling house and erect detached garage with room above.

Heath Cottage Old Heath Road Southminster Essex

Week ending: 8<sup>th</sup> September 2023  
23/00828/HOUSE PP-12401986  
Proposed car lodge  
7 Cripplegate Southminster Essex CM0 7DW

### **Planning**

#### **Decisions**

Week ending: 28<sup>th</sup> July 2023

FUL/MAL/23/00503

Demolition of existing double garage and erection of two bedroom detached dwelling

Land at 61 Station Road Southminster Essex

APPROVE

OUTM/MAL/23/00459

Outline planning application (with all matters of detail reserved for future determination except for means of access) for the demolition of number 46 Queenborough Road and the erection of up to 110 dwellings (including affordable housing), with public open space, structural planting, landscaping, sustainable drainage system (SuDS0 and vehicular access point.

Land West of Spratts Farm Queenborough Road Southminster Essex

REFUSE

Week ending: 11<sup>th</sup> August 2023

FUL/MAL/22/01005

New medical practice with dispensary retail unit and other ancillary uses together with access onto David Fisher Way; associated car parking facilities and other hard and soft landscaping works.

APPROVE

NMA/MAL/23/00676

Application for non-material amendment following grant of Planning Permission 20/00360/FUL (Change of use from office use class B1a to residential class C3 to create 5 residential units, involving partial demolition to rear wing to create parking, cycle and refuse storage space and construct first floor extension). Amendment sought: Addition of a privacy screen to the rear of the 1<sup>st</sup> floor flat.

The Vault 12C Station Road Southminster Essex

REFUSE

LBC/MAL/23/00550

Change of use from dwelling house (C3) to Sui Generis for use as part of a wedding venue accommodation. Internal and external alterations.

High House Old Heath Road Althorne Essex

GRANT LISTED BUILDING CONSENT

FUL/MAL/23/00549

Change of use from dwelling house (C3) to Sui Generis for use as part of a wedding venue accommodation. Internal and external alterations.

High House Old Heath Road Althorne Essex

APPROVE

FUL/MAL/23/00338

New development comprising 9No. Detached and terraced dwellings  
Land Between Kings Road and Burnham Road Southminster Essex  
APPROVE

Week ending: 1<sup>st</sup> September 2023

SCR/MAL/23/00730

EIA Screening Opinion request for a proposal for up to 245 dwellings  
Land North of Homefield Southminster Essex  
EIA NOT REQUIRED

### **Appeals Advised**

**Site Address:**

**Proposal:**

**Application Ref:**

**Appeal Ref:**

**Appeal Start Date:**

### **Appeal Decisions**

**Site Address:**

**Proposal:**

**Application Ref:**

**Appeal Ref:**

**23/194**

### **Finance Matters: -**

- a: To receive and approve payment and receipts reports for August & September 2023.
- b: To approve payments and to sign cheques.
- c: To receive and approve the budget status for August & September 2022.
- d: To receive and approve the Bank Reconciliation Statement to 31<sup>st</sup> July & 31<sup>st</sup> August 2023.
- e. To discuss and agree the addition of signatories to the bank mandate.
- f. To note that the external audit for year 2022/2023 has been completed.
- g. To discuss and agree transfer of carry over figure to reserves.  
Carry over figure £70,325 minus van purchase, tax and insurance -£6978, Total carry over £63,347.

**23/195**

### **Highways**

To receive an update.

**23/196**

### **Clerks Update**

**23/197**

### **Dist Cllr's Report**

**23/198**

### **Ayletts Trust**

To discuss the distribution of £127.50.

To discuss and pass any resolutions as necessary.

**23/199 Southminster Community Award**

Nominations for Southminster Community Award.

**23/200 High Street Car Park**

To discuss concerns regarding long stay car parking.

**23/201 Sheepcotes Lane**

To discuss the provision of a dog waste bin in Sheepcotes lane, requested by a home owner due to the increase in dog waste being left in bags along the lane.

To discuss and pass any resolutions as necessary.

**23/202 De Fib – Offer of siting at residential address**

A resident has offered to be a siting address for a defib. The resident is happy to take on the checks for the de fib but would be looking for the Parish Council to fund.

Address is Lavender Drive, Southminster

To discuss and pass any resolution as necessary.

**23/203 To discuss energy prices and renewal contracts**

To discuss and pass any resolution as necessary.

**23/204 Any matters that the Chair considers urgent.**

To discuss and pass any resolutions as necessary.

**23/205 Public Session– opportunity for members of public to speak:**

**23/206 Date of the next meeting:**

Monday 23<sup>rd</sup> October 2023.

**23/207 Exclusion of Press and Public:**

To determine a proposal that the press and public should now be excluded from the meeting in accordance with The Local Government Act 1972, ss100.

**23/208 Staff Contracts and Pay Review**

To discuss recommendation from Employer Committee.

To discuss and pass any resolution as necessary.

**23/209 Close of business.**