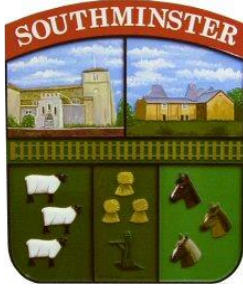


Signed by Cllr G Harrold Chair 18<sup>th</sup> September 2023



## **SOUTHMINSTER PARISH COUNCIL**

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### **Minutes**

#### **The Meeting of Southminster Parish Council**

**17<sup>th</sup> July 2023 at 19.30, held at Community Hall 2, King George V Playing Field,  
Station Road Southminster Essex.**

**Present:** Cllr G Harrold, Cllr J Anderson, Cllr A Fluker, Cllr Pratt, Cllr Mische, Cllr Cleary and Cllr M Wyn-Davies.

**In Attendance:** J Jeffery (Parish Clerk/RFO) and eleven members of the public.

**23/171 Apologies for absence.**

No apologies were received.

**23/172 Co-Option**

To Co-Opt up to two Parish Councillors.

Cllr Fluker proposed the Co-Option of Mrs Michelle Mckee, seconded by Cllr Anderson, all in favour.

Cllr Pratt proposed the Co-Option of Mr Phil Wilcox, seconded by Cllr Fluker, 4 for, 3 abstain.

**RESOLVED: Mrs Mckee and Mr Wilcox were Co-opted and duly signed the Acceptance of Office.**

**23/173 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.)

**23/174 Public Session – opportunity for members of public to speak:**

A resident asked if David Wilson Homes could be approached to pay for the additional dog waste bin requested for Steeple Road, Southminster.

Residents raised concerns regarding the following footpaths, Elsdon Chase/Princes Avenue, Station Road/North End. The Clerk informed that Essex County Council had withdrawn funding given to Maldon District Council to maintain the footpaths. It is now requested that all issues are reported to Essex County Council online via Highways.

A resident asked for any update regarding Zero Three Care Homes, Cllr Harrold responded that there is an update in the Clerk's report.

Mrs Smith informed that the Flower Show container has many leaks. Cllr Fluker requested that this item is dealt with under item 23/182 on the agenda.

J Jeffery

Minutes 17-07-2023

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Residents informed that the High Street Car Park is regularly full. Cllr Fluker requested that this item is dealt with under item 23/182 on the agenda.

Concerns were raised by residents regarding speeding traffic on Queen Street and Burnham Road, The Clerk will write to Essex Police to voice concerns.

**ACTION: Clerk to write to Essex Police re speeding.**

**23/175            Planning**

To discuss and respond to the following planning applications.

Week ending: 14<sup>th</sup> July 2023

**The following planning applications were added at the Chair's discretion.**

23/00619/FUL PP-12250267

Proposed 7no. New dwellings

Land adjacent to 55 Kings Road Southminster Essex

Southminster Parish Council SUPPORT this planning application.

23/00669/SCR

EIA Screening Opinion request for a proposed solar farm.

Solar Farm at 596892 196989 Marsh Road Burnham-On-Crouch Essex

Southminster Parish Council Recommend the REFUSAL of planning permission.

Southminster Parish Council have considered the application and request that the applicant provides for an Environmental Impact Assessment.

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.

The Council believes that the proposed solar array is likely to significantly affect the environment with regards to magnitude, spatial extent, intensity and nature.

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 including and or on the 'UK Red List' including 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. There are also Otter and Badger colony's close to the site and both mammals cross the site whilst foraging or seeking to forage elsewhere.

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 arable farmland for food production is unsustainable.

With regards to Flora is also understood that several rare species grow within the hedgerows of the application site including Orchids, Speedwell and Meadow Saffron.

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

**Planning**

**Decisions**

Week ending: 9<sup>th</sup> June 2023

LBC/MAL/23/00316

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,

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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 creation of new internal openings. Removal of redundant machinery. Installation of new stairs and new services (including all new electrical works, plumbing, heating and installation of new toilet facilities). New external oil fired boiler and new heating oil tank. Installation of new hard surface to south east of barn to facilitate level access into building.

**APPROVE**

Week ending: 16<sup>th</sup> June 2023

FUL/MAL/23/00409

Replacement dwellinghouse and garage block

Resthaven Foxhall Road Southminster Essex

**APPROVE**

Week ending: 30<sup>th</sup> June 2023

HOUSE/MAL/23/00405

Single storey rear extensions, 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

**APPROVE**

HOUSE/MAL/23/00451

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

22 Station Road Southminster Essex

**APPROVE**

Week ending: 7<sup>th</sup> July 2023

FUL/MAL/23/00501

Construction of new detached single storey bungalow with detached 2 bay garage with access driveway and parking/turning space together with new boundary fencing, external works and landscaping for private residential use (self/custom build).

Land Adjacent Ivydene Scaly Road Southminster Essex

**REFUSE**

HOUSE/MAL/23/00415

Extension of existing detached garage

Filey House Filey Road Southminster Essex

**APPROVE**

**Appeals Advised**

**Site Address:**

**Proposal:**

**Application Ref:**

**Appeal Ref:**

**Appeal Start Date:**

**Appeal Decisions**

**Site Address:**

**Proposal:**

**Application Ref:**

**Appeal Ref:**

**23/175.01 To discuss and agree the proposal of Chair, Vice Chair and Cllr Fluker responding to planning applications on behalf of Southminster Parish Council during the period 18<sup>th</sup> July 2023 to 17<sup>th</sup> September 2023, to accommodate no August parish council meeting.**

Cllr Fluker requested that should any large planning applications be presented during recess, Southminster Parish Council is recalled to respond.

Proposed by Cllr Mlsche, seconded by Cllr Wyn-Davies.

**RESOLVED: The Chair, Vice Chair and Cllr Fluker will respond to planning applications on behalf of Southminster Parish Council during the period 18<sup>th</sup> July 2023 to 17<sup>th</sup> September 2023, to accommodate no August parish council meeting. However, should any largeplanning applications be presented during recess, Southminster Parish Council will be recalled to respond.**

**23/176 Finance Matters: -**

- a: To receive and approve payment and receipts reports for July 2023. Proposed by Cllr Anderson, seconded by Cllr Cleary.
- b: To approve payments and to sign cheques, proposed by Cllr Anderson, seconded by Cllr Harrold.
- c: To receive and approve the budget status for July 2022, proposed by Cllr Anderson, seconded by Cllr Cleary.
- d: To receive and approve the Bank Reconciliation Statement to 30th June 2023, proposed by Cllr Anderson, seconded by Cllr Harrold.

**23/176.01 To consider Internal Auditor's report**

To discuss and pass any resolution as necessary.

Cllr Fluker proposed acceptance of the Internal Auditor's report, seconded by Cllr Anderson.

**RESOLVED: The Internal Auditor's reported was accepted by Members.**

**23/177 Highways**

To receive an update.

The Clerk informed that following an email to County Councillor Scott to inform the response regarding an obsolete light in Coombe Road was unsatisfactory, the light has now been replaced.

**23/178 Clerks Update**

The Clerk informed that the Parish Van has now been sign written, benches in King George V Memorial Field have been painted. An incident of obscene graffiti on the benches has occurred, this has now been removed and CCTV viewed.

The Clerk informed that contact had been made with Zero Three Crae Homes who inform that 4 Hillside Road, Southminster is currently being renovated to provide a three-bedroom supported living property.

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The Clerk also read the following response from Maldon District Council:

I have carried out the preliminary 'desktop' assessment. Planning permission 19/00056/HOUSE – was granted for 2 Hillside Road – Southminster (Demolition of single storey extensions to rear and side. Garage conversion and construction of new two storey side extension and new porch pitched roof over existing flat roof on the -01/04/2019. The applicant was Zero Three Care Homes.

However, the following would apply to dwelling houses under the Town and Country Planning Use Classes Order 2020 (as amended):

Class C3 – Dwellinghouses Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4) Permitted change to Class C4

Class C4 – House in multiple occupation Use of a dwellinghouse by not more than six residents as a HMO Permitted change to Class C3

If the dwellings are operating within the legislation as above, planning permission is not required. I would also state that noise from such a use would not fall under planning control (Environmental Health Anti-Social Behaviour).

If you have evidence that the use is not within the above guidelines then you can request an enforcement investigation, but you would need some reasonable evidence to support any allegation. I would further add that any parking issues as a result of the above would not be a planning matter, as essentially, the properties are dwelling houses operating with their legislative status (if that is the case).

**23/179            Dist Cllr's Report**  
**Report from District Councillor Adrian S Fluker**

**Council**

At the meeting of Council on 13<sup>th</sup> July it was noted that the largest political Party the Conservatives had regardless of support declined to form an administration to lead the Council. The Maldon District Independent Group a registered political party comprising 6 members had formed an administration. The Conservatives, Liberal Democrats and remaining independents have agreed to become the official opposition.

**Development Plan – Review (Formally the LDP Review)**

I attended the Working Group Meeting on 12<sup>th</sup> July. Which was to review the 'Call for Sites' and the HELA and reduce the number of public consultation options for expansion from 6 to 3. The Council agreed to go for a hybrid of the 6 options excluding pepper potting including growth in Maldon Heybridge and Burnham, along the Crouch Valley Railway Line and the other larger villages.

Signed by Cllr G Harrold Chair 18<sup>th</sup> September 2023

Essex County Council have reiterated that new secondary and primary schools are required in the south of the district. It is understood that a proposed development in the South of the District could satisfy that need.

The 5YHLS currently stands at 6.2 years.

### **Council Budget**

The budget gap for 24/25 is still predicted to be circa £1.2m. The Council has appointed a Finance Board who will be tasked with significantly reducing the gap

### **Great Essex Authority (Devolution)**

The Council is supporting the principal of a Greater Essex Authority which will be headed by an elected Mayor. The purpose is get better control of the money that the Government gives the County and apply for additional funding. I belong to the MDC WG which met today. It was confirmed that MDC will not lose its sovereignty or control of the services it provides and will remain a local planning authority. I have questioned the costs involved and was disappointed to hear that the mayor's office could raise its own taxes via domestic and business rates.

### **Proposed Development North East of the Village**

Taylor Wimpey PLC are at the early stages of bringing forward a planning application to build 245 Houses at the north east boundary of the village and east of Tillingham Road. I attended the public session at the URC. It is understood that the planning application will be submitted towards the end of August.

### **Proposed Development at Queenborough Road**

The decision notice is due to issued soon and at the latest by 2<sup>nd</sup> August

### **Solar Array**

Land North of Marsh Road (Southminster) has been refused

### **Proposed Development at Scotts Hill**

The Highways Authority have objected to the scheme

### **Proposed Medical Centre**

The planning application which I called in some 18 months ago is being determined by the South Eastern Area Planning Committee on 23<sup>rd</sup> August.

I have been in communication with the Planning Department since the application was first submitted and understand that the recommendation will be to approve.

The land owner has extended his option with the NHS and the NHS are now finalising a contract with the provider.

### **UFEST**

An exciting day of events is being planned by MDC at the Promenade Park, running from 11am to 4pm on 4<sup>th</sup> August, with live music, activities, stalls and events for the whole community, focusing on health, wellbeing and fun. There will be music and bands, plus a fantastic selection of games, sports and activities to take part in throughout the day.

**23/180      To consider the purchase and installation of a dog waste bin on Steeple Road.**

Signed by Cllr G Harrold Chair 18<sup>th</sup> September 2023

To discuss and pass any resolutions as necessary.

A request from a resident of Steeple Road has been made for the installation of a dog waste bin, as there has been an increase in dog walkers using the area since the development of Blackwater Reach.

Cllr Fluker proposed the Clerk write to David Wilson homes to request a donation for the dog waste bin, seconded by Cllr Pratt.

**ACTION: Clerk to write to David Wilson Homes to request a donation for the dog waste bin.**

**23/181 Medical Centre**

To receive an update.

Update given by Cllr Fluker in his District Councillor's report.

**23/182 Any matters that the Chair considers urgent.**

To discuss and pass any resolutions as necessary.

Cllr Fluker Thanked Southminster Flower Show for a great event. Mr Smith informed that the container used by the flower show has many leaks. Cllr Fluker proposed obtaining quotes for the removal and replacement of the container, seconded by Cllr Mische. It was commented that there is no current budget for these works, The Clerk will assess.

**ACTION: Obtain quotes for removal and replacement of the container.**

High Street Car Park, it was noted that many cars are using the car park for long stay, making it difficult for other users. It was agreed to agenda this discussion for September 2023 meeting.

**23/183 Public Session– opportunity for members of public to speak:**

A resident raised concerns regarding 23/00619/FUL PP-12250267 Land Adjacent to 55 Kings Road Southminster, Cllr Fluker advised to making a response to Maldon District Council.

**23/184 Date of the next meeting:**

Monday 18<sup>th</sup> September 2023.

**23/185 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.

Proposed by Cllr Fluker, seconded by Cllr Harrold.

**23/186 Community Hall 2 Electrical work**

To discuss quotes received.

To discuss and pass any resolution as necessary.

After a short discussion it was agreed that Cllr Harrold, Cllr Anderson, Cllr Fluker and Cllr Wilcox will investigate to ensure needs are met that offer good value. Cllr Fluker commented that all quotes should be obtained from Commercially approved contractors.

**23/187 Close of business.**

Meeting closed at 9.05pm.