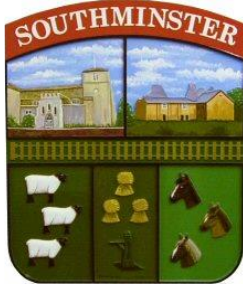


Signed by Cllr C Mische 23rd October 2023



SOUTHMINSTER PARISH COUNCIL

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Minutes

The Meeting of Southminster Parish Council

18th September 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, Cllr Wilcox, Cllr McKee and Cllr M Wyn-Davies.

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

23/188 Apologies for absence.

No apologies were received.

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

Proposed by Cllr M McKee, seconded by Cllr C Mische.

RESOLVED: The minutes of the meeting held 17th July 2023 were duly signed by Cllr Harrold Chair.

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.)

No declarations were made.

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

A resident asked for details of the staff pension, Cllr Harrold informed that the pension provider was chosen by Southminster Parish Council in 2019, minutes from the meeting will be brought to the meeting on 23rd October 2023.

A resident commented that she was disappointed that no EIA (Environmental Impact Assessment) was required at Land North of Homefield Southminster Essex, correspondence has been made by the resident to Maldon District Council.

Concerns were raised regarding increased speeding around the village, Cllr Fluker informed concerns have also been raised regarding farm traffic.

23/192 Planning

To discuss and respond to the following planning applications.

Signed by Cllr C Mische 23rd October 2023

Week ending: 21st 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 1st floor flat. The Vault 12C Station Road Southminster Essex

Week ending: 28th 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.

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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: 11th 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

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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: 1st 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

Southminster Parish Council SUPPORT this planning application.

Week ending: 8th September 2023

23/00828/HOUSE PP-12401986

Proposed car lodge

7 Cripplegate Southminster Essex CM0 7DW

Southminster Parish Council SUPPORT this planning application.

Planning

Decisions

Week ending: 28th 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 (SuDS) and vehicular access point.

Land West of Spratts Farm Queenborough Road Southminster Essex

REFUSE

Week ending: 11th 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

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parking, cycle and refuse storage space and construct first floor extension).
Amendment sought: Addition of a privacy screen to the rear of the 1st 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: 1st 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:

23/193

Finance Matters: -

a: To receive and approve payment and receipts reports for August & September 2023.

Proposed by Cllr Cleary, seconded by Cllr Harrold.

b: To approve payments and to sign cheques.

Proposed by Cllr Harrold, seconded by Cllr Cleary.

c: To receive and approve the budget status for August & September 2023.

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Proposed by Cllr Cleary, seconded by Cllr Harrold.

d. To receive and approve the Bank Reconciliation Statement to 31st July & 31st August 2023.

Proposed by Cllr Harrold, seconded by Cllr Cleary.

e. To discuss and agree the addition of signatories to the bank mandate.

Cllr Pratt proposed the addition of Cllr Mische and Cllr Wilcox to the bank signatories, seconded by Cllr Cleary.

f. To note that the external audit for year 2022/2023 has been completed.

Noted.

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.

Cllr Fluker proposed a new savings account is opened and a transfer of £63,347 be made into the account, seconded by Cllr Pratt.

RESOLVED: Savings account to be opened and a transfer of £63,347 be made into the account.

23/194

Highways

To receive an update.

The Clerk informed that drains at Queenborough Road have been investigated by Essex County Council who inform the drain is flowing. Cllr Fluker asked the Clerk to write again to Essex County Council to reinvestigate, Cllr Fluker will provide photos to show the flooding issue.

The footpath at Spells Close has also been investigated by Essex County Council, at this time they will take no further action.

Concerns were raised regarding parking on David Fisher Way, the Clerk will carry this forward to enforcement.

23/195

Clerks Update

A car has driven into the High Street toilets but left the scene. The Clerk spoke with a resident who had taken a photo of the vehicle, so the registration number was identified. This has been reported to the police and the insurance company. The toilets have been closed upon the advice of the insurance company due to safety concerns. Cllr Fluker asked that the insurance company provide porta loos whilst the toilets are closed and give a clear timeline of works.

23/196

Dist Cllr's Report

Report from District Councillor Adrian S Fluker

South Eastern Area Planning Committee Meetings.

The meetings have been held in Burnham since 1974. The current administration at MDC are proposing to move the meetings to Maldon which will mean local residents will have to travel to Maldon to attend meetings. I spoke against the proposal at Council last week. The matter has been deferred for more information. Interested parties should consider writing to MDC to express their views.

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Development Plan – Review (Formally the LDP Review)

I attended the two LDP workshops on the 13th September.

At full council on the 14th members agreed to pursue further testing 'on growth' in Maldon, Heybridge and Burnham on Crouch and the larger villages including Southminster. Plus, a large urban extension 'bolted onto' the existing settlements including Southminster and growth along the railway line between North Fambridge and Southminster.

Members agreed not to 'pepper pot' growth in the sustainable settlements or focus growth in the North of the district.

Given the lack of any information on sustainability and new infrastructure I voted against development/growth in Southminster.

I supported pepper potting and growth in the North of the district close to the A12.

Essex County Council have reiterated that if substantial growth takes place in the south of the district a new secondary and primary school is required.

The 5YHLS currently stands at 6.2 years.

New Homes Bonus

The Council receives money from the Government for every new home that is built and under the Business Rates Retention Scheme is allowed to keep any new business rates it receives. That money which is in excess of £750k is being used to prop up the Councils General Fund which has deficit of £400k this year and £1.2m next year. I have made a proposal to Council that the money should be used to provide much needed infrastructure as way of compensating residents who have experience massive disruption during the build out and completion of developments in the district.

Council Budget

The budget gap for 23/24 (after windfall investment interest) is £400,000 and for 24/25 £1.2m. The shortfalls will be met by taking money out of reserves. The Council has appointed a Finance Board I have brought forward a motion proposing that the board delivers a balanced budget in 24/25.

Great Essex Authority (Devolution)

At the last meeting I reported that The Council is supporting the principal of a Greater Essex Authority headed by an elected Mayor. This has now been revised to model whereby a mayor may or may not be included.

Proposed Development North East of the Village

It is understood that the planning application will be submitted towards the end of September. Regardless of the concerns raised by members of the public MDC decided that an Environmental Impact Assessment was not required. I have taken this issue up with the planning department, but the decision notice has now been issued. The LPA were confused by the initial response from SPC which was subsequently rectified.

Proposed Development at Queenborough Road

It has been reported that the house at the entrance to the site that was due to be demolished is now unoccupied.

Proposed Development at Scotts Hill

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The Highways Authority have objected to the scheme and the applicant is trying to mitigate the objections raised.

Essex wide waste management

There is an opportunity for residents to comment on the ECC website. The consultation regarding the operation of the local civic amenity sites is still open.

St Peters Hospital

Given my involvement in the past I am trying to establish why MDC were not aware of the reduction of services at St Peters Hospital prior to the MECCG (NHS) making their press.

What's on Maldon District

Events and Tourist related events are now advertised on the Visit Maldon Website. Businesses and Organisers can advertise free of charge on the site.

Stevens fun fair will be open on Millfield's Burnham 22nd – 30th September with fireworks on the 23rd.

Maldon Recycling Centre

The recycling centre will be closed for 5 days from 18th September for resurfacing works

23/197 Ayletts Trust

To discuss the distribution of £127.50.

To discuss and pass any resolutions as necessary.

Cllr Mische proposed a donation to Little Lions, as the toddler group is free and they provide drinks and snacks to families. The Clerk will speak to Aylett's Trust to confirm Little Lions are eligible.

23/198 Southminster Community Award

Nominations for Southminster Community Award.

Cllr Mische proposed Cllr John Anderson, this was seconded by Cllr Fluker.

Cllr Fluker Thanked Cllr Anderson for leading Southminster Parish Council through Covid, with Southminster Parish Council being one of the first Parish Councils to hold remote meetings.

Cllr Anderson has also worked tirelessly with Fields in Trust to gain approval for the new Community Building.

RESOLVED: Cllr John Anderson was awarded the Southminster Community Award for 2023.

23/199 High Street Car Park

To discuss concerns regarding long stay car parking.

The Clerk informed that business owners have reported they are losing trade due to no car parking spaces. It is felt that people are using the car park instead of paying at the station car park. Cllr Fluker suggested the Clerk speaks with Maldon District Council and South East Essex Parking Partnership to seek guidance.

23/200 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.

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Members felt that if people are picking up and leaving bags on bushes, would they use a dog waste bin. The Parish Warden will be asked to monitor for one month and bring back for discussion at a future meeting.

23/201 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.

Cllr Harrold proposed refusal of this request due to ongoing costings and many de fibs already in the village, seconded by Cllr Cleary.

RESOLVED: No de fib to be funded by Southminster Parish Council at a private address.

23/202 To discuss energy prices and renewal contracts

To discuss and pass any resolution as necessary.

Cllr Fluker proposed the Clerk and Cllr Harrold Chair deal with the renewals, seconded by Cllr Mische.

RESOLVED: Cllr Harrold and the Clerk to consider renewal prices and energy contracts.

23/203 Any matters that the Chair considers urgent.

To discuss and pass any resolutions as necessary.

None.

23/204 Public Session– opportunity for members of public to speak:

A resident informed that Chelmsford City Council had raised extreme concerns regarding the Bloor Homes application, Cllr Fluker will review.

23/205 Date of the next meeting:

Monday 23rd October 2023.

23/206 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 Pratt, seconded by Cllr Anderson.

23/207 Staff Contracts and Pay Review

To discuss recommendation from Employer Committee.

To discuss and pass any resolution as necessary.

It was agreed to defer this item to next meeting, to allow for circulation of documents.

23/208 Close of business.

Meeting closed at 9.35pm.