



SOUTHMINSTER PARISH COUNCIL

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Minutes

The Extraordinary Meeting of Southminster Parish Council 30th January 2024 at 19.00, held at Southminster Memorial Hall, High Street, Southminster CM0 7DE.

Present: Cllr G Harrold, Cllr Cleary, Cllr A Fluker, Cllr McKee, Cllr Pratt and Cllr Wilcox.

In Attendance: J Jeffery (Parish Clerk/RFO) and approximately 95 Members of the Public.

24/030 Apologies for absence.

Cllr Mische and Cllr Wyn Davies.

24/031 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.)

There were none.

24/032 Public Session – opportunity for members of public to speak:

A resident from Homefield commented that there had been an immense level of objections to this planning application. The site is not in the Local Development Plan, schools and GPs are oversubscribed. The closure of St Peter's hospital will also have an impact. Sewers cannot cope. Extra traffic.

Proposed route is via Asheldham Bridge, the bridge will not cope with weight of heavy lorries.

There is nothing positive for the village from this application.

The recent Bloor Homes planning application has been refused for the same reasons.

A resident from Queenborough Road asked what is happening with the proposed Medical Centre, demand in the area is increasing. It was also commented the road traffic analysis is not appropriate.

It was asked why so many large applications are coming through, why is there not a cleansing process.

A resident from Homefield commented that local bus and train services are not fit for purpose, it is not a viable selling point. There is also an uncontrolled crossing in a dangerous area.

It has also been confirmed there are badgers, bats and 2 x RSPB red list bird species on the site.

A resident from Burnham Road commented that an interesting response had been submitted from Essex Police. The road infrastructure will not be improved and are not fit for purpose.

A resident from Homefield asked how Taylor Wimpey could justify the need for the houses.

A resident from New Moor Crescent commented that there is no infrastructure, there are no local ambulance stations.

A resident from North Street drew Members attention to Policy S8 of the Local Development Plan – Loss of grade 3A agricultural land.

Asheldham Brook does flood – west of Southminster to the North Sea.

Jubilee Wood to Sheepcotes Lane has also recently flooded.

A resident from Cripplegate questioned the detrimental visual effect against the edge of the village and the loss of amenity. They also stated that the application should be refused as it was outside the development boundary of Southminster.

A resident commented that Knightswood House was sold with 7 acres, which could be subject to planning applications.

All services are already stretched, roads are subsiding and dangerous.

A resident from Station Road asked what had happened to all the new homes bonus money that Maldon Council had received from the Government

A resident from Sheepcotes Farm commented that she chose to live in Southminster as it is rural and should be protected

A resident from High Street commented that more houses will bring more crime, and emergency services cannot get through and cope as it is.

A resident from Coombe Road question why the Environmental Impact Assessment was not needed.

Essex Police have grave concerns, at least two accidents per week on Lower Burnham Road from Southminster to South Woodham Ferrers.

A resident from Homefield commented that on the Cripplegate survey it was established there was only 3 accidents in the last 3 years, however they were not allowing for the additional 220 houses or the new junction onto Cripplegate.

Several other residents spoke in support of these comments

Councillor Fluker commented that in the absence of a 5-year housing land supply several speculative applications had been made throughout the district and these were working their way through the system although the Council now has a 6.2 year Housing Land Supply

Government Policy determines when S106 money is spent, however, the new homes bonus goes to Maldon District Council, and it is up to them how they spend it. The current administration had decided to spend it propping up the council's budget rather than providing for infrastructure

Knightswood House was sold by Essex County Council.

There are 22 consultees for this planning application, to date only 8 have responded, Anglian Water have no issues.

Highways – there is no mention of traffic build up and it does not account for large tractors and trailers and the chicaning effect of parked cars in North Street the B1021 and the affect that has on road users at peak times

It is understood that the crossover of land from the development to Homefield, is not owned by Essex County Council nor the developers but that is a matter of civil remedies not this planning application

ECC are currently surveying Asheldham Brook Bridge, and it is understood that the bridge prior to replacement may have to be closed to HGV's which will mean traffic associated with this development would have to come through the centre of the village.

The local NHS had confirmed that Southminster Surgery does not have capacity. likewise, its neighbouring surgeries. They also confirmed that this development would add extra pressure to existing facilities that were already operating at capacity plus 25%. However, the NHS have proposed that a contribution of £109,000 would mitigate these issues. Cllr Fluker proposed that the Council write to the NHS asking how this sum of money could mitigate the effects bearing mind patients were currently waiting up to 6 weeks for appointments. This was duly seconded and agreed.

Education – All nearby schools are at capacity. No large-scale development should be approved until a new secondary school is built in the Dengie, however, Essex County Council do not have money for this.

Amenity Land offering – it is very remote and a long way from the village. There are already four open spaces in the village.

The proposed development will generate light and noise pollution for the residents of Homefield, North End and Cripplegate.

Signed by Cllr Harrold Chair 19th February 2024

Maldon District Council has a land supply of 6.2 years, this is speculative development and does not form part of the Local Development Plan.

It is contrary to Policies D and S , of the Maldo District Local Development Plan and the National Planning Policy Framework speaks clearly against building on Grade 3a agricultural land the LPA has a current up to date plan and a Housing Land Supply in excess of 5 years the application is therefore contrary to s12 of the National Planning Policy Framework.

Any benefits from this proposal were outweighed massively by the harm caused to the village.

24/033

Planning

To discuss and respond to the following planning applications.

Week ending: 5th January 2024

23/01244/OUT M PP-12612236

Outline application for a residential development of up to 220 dwellings and associated infrastructure, public open space and highways access.

Land North of Homefield Southminster Essex

Cllr Fluker referred members to his previous comments and proposed that based on the information available at this time and taking into consideration the members of the public comments the application should be refused as it is contrary to the Maldon District Local Development Plan, the proposal was seconded by Cllr Pratt,

Following a debate by members the Chairman put the proposal to Council and it was carried unanimously.

24/034

Date of the next meeting: Monday 19th February 2024 @ 7pm.

24/035

Close of business.

Meeting closed at 8.10pm.