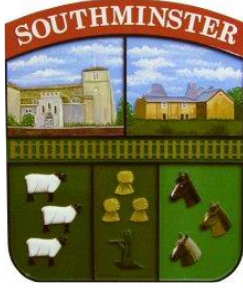


Signed by Cllr Harrold 24th June 2024



SOUTHMINSTER PARISH COUNCIL

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Minutes

The Extraordinary Meeting of Southminster Parish Council 1st May 2024 at 19.00, held at Community Hall 2, King George V Playing Field, Station Road Southminster Essex.

Present: Cllr Fluker, Cllr Harrold, Cllr McKee, Cllr Mische and Cllr Wyn-Davies

In Attendance: J Jeffery (Parish Clerk/RFO) and 24 members of the public

24/115 Apologies for absence
Cllr Cleary, Cllr Pratt and Cllr Wilcox

24/116 To receive and approve Minutes of the meeting held 15th April 2024.
Proposed by Cllr Mische with amendments, seconded by Cllr McKee
RESOLVED: The minutes with amendments were duly signed by Cllr Harrold.

24/117 To receive and note any declarations of interest.
To disclose the existence and any nature of the Disclosable Pecuniary Interests. Other Registerable Interests and Non-Registerable 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.

24/118 Public Session – Opportunity for Members of the Public to speak

A resident read the following:

Contrary to council Policies S1, S1 part 12, S8, D1 and H4/2

LDP already have a robust existing land supply and should therefore be REFUSED.

This application site lies outside of the defined settlement boundary and therefore should be REFUSED

MISTAKES FROM THE NEW TRANSPORT STATEMENT

Access

6 Access proposal to Business Park

6.2 Existing Road and proposed access have a width of 5.5 metres.. This is a lie the road is ONLY 4.8 metres and the ACCESS GATE is ONLY 5.08 metres.

6.3 A new 2 metre wide offsite footpath is proposed in Vicarage Court that he says he is in control of ...is this measurement made up like the road width he claims to be 5.5 metres?. HE NEEDS TO PROVE THIS ..

THIS TRANSPORT STATEMENT needs to accompany the NPPF so that the likely impacts of the proposal can be assessed However with so many flaws/mistakes with measurements within it, it surely cannot be accepted to support this proposal.

TRANSPORT STATEMENT continued.....

2 Policy consideration -NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.3 The NPPF identifies that priority should be given to pedestrian and cycle movements.....

so, knock down resident's walls/ hedges, build a 2 metre footway along the east side of Vicarage Court which he claims he is in control of taking residents gardens that have been there since they were built 19 years ago.

J Jeffery

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All this being said the road will STILL BE 4.8 metres wide with no pull ins and NO safe part of the road for cycles without conflict - as when you get a food delivery, when coming round the sharp bend the lorry is on the wrong side of the road and you have to wait to pass. Roads need to be 5.5 metres for working traffic to pass.

H4/2 for example-

The developer wants to tarmac the new path and tarmac the beautiful unique block paved road that is 4.8 metres, stripping well established trees, hedges and bushes, basically leaving Vicarage Court characterless and bare so that he can then over develop the meadow with 36 properties and block pave his own development ...with no paths as you turn the corner to the bottom of his development (although this will be a 6 metres shared road) whilst having no regard to the existing character and density of the surrounding area, devastating residents lives that have lived there for 19 years, turning this peaceful road (that will be then be unsafe,) into a rat run.

There are a lot of covenants and ease ways within Vicarage Court in all of our Title Deeds - the old vicarage also owns land to the edge of the road where he cannot build a path at all. I would also like to mention that Vicarage Meadows Only measures 4.8 metres and not 5.5 metres as the applicant states.

A resident read the following:

'The application should have been determined the week before last and the materially amended application shouldn't have allowed the process to start again.

As before, the amended application is a fictional story with drawings that have been edited to suit the desired outcome of the applicant.

1. It doesn't seem that MDC have a 'code of conduct' for dealing with Planning Applications?
2. Application contents are not verified for accuracy?
3. Residents aren't allowed to have the same means of open dialogue with the planning case officer or the consignees that is enjoyed by the applicant?
4. It's only the resident that has to back up any application queries or inaccuracies with evidence based substance but you can't supply photos!
5. Residents aren't allowed the same period of time to provide expressions of support or objection that is all allowed for the Consignees? Residents get 21 days and Consignees get 3 months.
6. After using my detective skills, I tracked down an appropriate contact in Highways, he advised and I quote:

'The Highway Authority is fully aware of Vicarage Court and its dimensions. Unfortunately planning application submissions sometimes contain inaccuracies. It is the Highway Authority's job to recognise this and is just one of the reasons why we carry out site visits in our review'.

There is no mention of inaccuracies in their first Consultee refusal response and the applicant now says and I quote:

'County Highways will support the addition of a footway and this will be confirmed in their formal response to the re-consultation exercise and they will withdraw their objection that was made in February'.

How can we have any faith in an unfair process!'

A resident read the following:

'My husband and I bought our house in Vicarage Court almost 10 years ago in good faith. Our property has a 28 meter long hedge which was planted by the developer over 19 years ago, within our boundary line.

Sadly we have spent the past 8 years defending our rights to preserve the character and ambience of our cul de sac we chose to live in, only to discover Two days before yet another application decision for planning permission was due to be determined, Maldon planning department allow a developer to make significant material changes to their application to now include a ransom strip of land, with the intention of creating a tarmac footway right through the gardens of residents on an adjoining road to the development. Let it be noted we have not made any external changes to the landscape of the front garden of our property even though the applicant gives the impression that we have.

J Jeffery

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This major change should have been a new planning application in its own right, as it is a separate piece of ransom land, that was bought in a different name totally outside from the original land that was purchased with planning permission in 2020. To add insult to injury, last week we established that the diocese of Chelmsford sold the aforementioned ransom strip of land, that no one can quantify, along the length of Vicarage court, which they had been holding onto and was called access since our property was built. The stress and anguish they have caused has been huge and all to satisfy their greed. I am totally disgusted and ashamed that the supposedly caring Church of England should treat hard working residents who have saved hard to buy their own home with such stark lack of respect and concern.

They are complicit in causing such a huge amount of stress and upset us and the residents of our lovely road.'

A resident who is a lorry driver commented that large vehicles will not be able to navigate the roads. There will also be nowhere to park.

A resident from Burnham Road commented that the infrastructure will not be able to cope, the proposed development will also impact surrounding roads and all daily activities will be impacted.

A resident from Vicarage Court informed that day to day living in Vicarage Court already needs patients from residents to navigate as it is, the impact of this development would massively impact residents. concerns were also raised regarding the accessibility for emergency vehicles.

A resident commented that schools, doctors and dentists are already oversubscribed. Education is a consultee and have confirmed the nearest secondary school is the Maltings in Witham.

There are two bus stops outside Vicarage Meadow, bus movements are already compromised, this will add further impact.

A resident spoke about the pavements, ransom strip and common ownership, the road is 4.8m wide with a 2m pavement, this will encourage people to park on the pavements. Preschool and school children will be impacted by noise and pollution whilst building if this development is allowed to go ahead, this could be detrimental to children's mental health or children with additional needs.

It was commented that the documents submitted have been edited and are misleading.

Cllr Fluker responded for boundary disputes it would be best to appoint a land surveyor, take professional advice to protect your position.

A construction plan would deal with the impact to the school; however, residents are encouraged to write to the Vine Trust.

Cllr Fluker informed that an appeal to build houses on the site has expired, however the current planning application has been called into South East Area Planning Committee.

Cllr Fluker suggested that the original objections are sent again with the addition of: New footpath is incongruous to the existing development, it would include removal of hedges and trees.

If this development were to go ahead the restriction of 5.08m gates would create stop start vehicle movement which would cause additional noise and air pollution.

A resident asked if previous objections would be carried forward as there was more than 400 objections.

Cllr Fluker commented that Mr Marsh, Planning Officer, Maldon District Council has written to Cllr Fluker to confirm all previous objections will be taken into consideration.

Cllr Fluker asked that the Clerk write to Mr Marsh and Mr Holmes at Maldon District Council to inform Southminster Parish Council are disappointed that they will not engage with residents.

24/119 Planning
Week ending: 19th April 2024

J Jeffery

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24/00017/FULM PP-12610893

Application for planning permission to create 36no. One, two, three and four bedroom houses and maisonettes, associated landscaping, roads, parking and drainage infrastructure, plus a new area of public open space and the addition of a footway to the east side of Vicarage Court.

Glebe Meadow Adjacent King Georges Field Station Road Southminster Essex
Southminster Parish Council recommend the REFUSAL of planning permission for the following reasons:

The new footpath is incongruous to the existing development, it would include the removal of hedges and trees if this development were to go ahead.

The restriction of 5.08m gates would create stop start vehicle movement, which would cause additional noise and air pollution.

24/120 Public session – opportunity for members of the public to speak:

None.

24/121 Date of next meeting:

Annual Parish Council meeting 20th May 2024.

24/122 Close of business.

Meeting closed at 8.16pm