



# SOUTHMINSTER PARISH COUNCIL

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## Minutes

### The Meeting of the Southminster Parish Council

19<sup>th</sup> January 2025 at 19:00, held at Memorial Hall, High Street, Southminster, Essex

**Present:** Cllr G Harrold, Cllr C Mische, Cllr R Pratt, Cllr A Fluker, Cllr M McKee, Cllr P Wilcox, Cllr B Mische

**In Attendance:** Nichola Payne (Locum Clerk) and 17 members of the public

#### 26/001 Apologies for absence

Cllr J Cleary

J Jeffery (parish clerk/RFO)

The Chairman made a note to welcome Cllr Bill Mische to the parish council.

The Chairman acknowledges that Nichola Payne standing in as a locum for the clerk at this meeting, for the purpose of minute taking only and is not participant in providing any information to support decisions on agenda. All supporting documentation has been provided in advance by the Clerk.

#### 26/002 Resignation of Parish Clerk RFO

The Chairman confirmed the clerk is working the agreed notice period, and that the council are actively looking for replacement. Enquiries have been received, and an interview panel/subcommittee to be formed shortly.

#### 26/003 To receive and approve the Minutes of the Parish Meeting held 15<sup>th</sup> December 2025

Members reviewed the draft minutes and accepted as follows

Proposer - Cllr Wilcox

Seconded - Cllr C Mische

Decision - All agreed

#### 26/004 To receive and note any declarations of Interest

Cllrs Harrold, C Mische and Bill Mische declared an interest at item 26/009 as they are members of the Bowls club.

#### 26/005 Public Session – Opportunity for Members of the Public to speak regarding items on the agenda only (15 minutes allowed for both public sessions)

**Question 1** - Can you confirm if using generic objections against planning proposals is effective?

**Answer 1** - There is no harm in sending generic response however they hold less weight than

individual ones. mass objections does carry weight, as does attendance to any planning or appeal meetings as you are able to speak.

Advice provided by resident that rather than using the portal which times you out, you can email your objections direct to [planning@maldon.gov.uk](mailto:planning@maldon.gov.uk) and they will be uploaded to the website.

**Question 2** – Is it possible to set up a committee who are able to carry out a door knocking exercise with regards to the Bloor homes application as residents are not always aware of what is happening?

**Answer 2** – Residents can set up groups to deal with this it is widely carried out and can be effective.

**Question 3** – Can the parish council utilise the parish Facebook page to support objections to the developments to reach as many people as possible?

**Answer 3** – The council cannot do this until an application has been heard and voted on as this would be consider them as being predisposed, other community social media pages can be utilised.

A member of the public commented that this already happens and is shared and re shared as much as possible. Other members of the public support this and it is needed to encourage people to take steps to share.

**Question 4** – Why is CCTV being installed on the turbine, who is going to manage it and has GDPR been taken into consideration.

**Answer 4** – There have been some incidents at the site and the CCTV is for security purposes.

**Question 5** – Can the parish councils consultation comment on previous tree application be edited to reflect the meeting comments?

**Question 6** – Can the parish councils consultation comment on the Turbine application be edited as it doesn't reflect the detail of the application?

**Answer 5/6** - This will be taken to the Clerk for confirmation.

**Question 7** – The last meeting was held on the 15<sup>th</sup> December 2025 and did not include the application for the turbine and was not commented on by the parish?

**Answer 7** – The clerk requested an extension to hear the application on the January agenda.

## PLANNING

### 26/006 Applications for Consideration

W/E 12/12/2025

#### 25/00897/FUL PP-14354823 – Land rear of Dengie Crops, Hall Road, Asheldham.

Erection of 100m to tip wind turbine for 25 years, substation unit, hardstanding, access track, temporary construction compound and associated infrastructure.

**Southminster parish council Object to this application.**

**comments as follows:** based on noise, amenities and close proximity to properties on the Southminster boundary.

W/E 19/12/2025

#### OUT/M/MAL/2400941 PP-1350306 – Land west of David Fisher way, Southminster

Outline Planning with all matters reserved except primary means of access from Scotts Hill, for the development of up to 249 dwellings, public open space, together with associated landscaping, highways, drainage and other infrastructure works.

**Southminster parish council object to this application.**

**Comments as follows:** in line with LDP S1, S2, S8, M1, M2, H1, D2, D2, I1, I2  
Paragraph 83 NPPF

#### 25/01090/HOUSE – Former Southminster Library, Queensborough Road, Southminster.

Installation of 9 solar panels on the flat roof

**Southminster parish council support the decision of the conservation officer**

**Comments as follows:** there has been little impact to previous installation of solar panels and the contractor is sympathetic to the aesthetics of the area.

**W/E 16/01/2026**

**26/0007/WTPO PP-14601277 – Cherry House, Station Road, Southminster**

T1 Horse Chestnut 2m Crown Reduction, T2 Horse Chestnut 3m Crown lift and sever the ivy surrounding the trunk.

**Southminster parish council support the decision of the tree officer**

**Comments as follows:**

**Planning Decisions**

**W/E 09/01/2026**

**FOR INFORMATION ONLY – 25/01124/NMA Land between Middlewick Farm and Wraywick Farm, The Marshes, Southminster.**

Application for non-material amendment following grant of planning permission 10/00004/FUL allowed on appeal APP/X1545/A/10/2140423 (construction of wind turbine generators with overall height to tip of 125m and associated crane hardstanding areas, access tracks, substation building, 80m meteorological mast, hardstanding area for marine access, temporary laydown area, temporary construction compound, and associated electrical infrastructure)

Amendment sought: Installation of CCTV on all turbines on post bolted to the turbine concrete foundation.

**Southminster Parish Council note 'FOR INFORMATION ONLY' and request that the clerk write to MDC requesting GDPR and policy for the use of cameras is adhered to.**

**Appeals Advised**

None advised

**Appeal Decisions**

None Advised

**FULL COUNCIL**

**26/007 Finance Matters**

a) To receive and approve payment and receipts reports for December 2025

Proposer - Cllr Pratt

Seconder - Cllr Mische

Decision - All agreed

b) To approve payments and sign Cheques

Proposer - Cllr Pratt

Seconder - Cllr Mische

Decision - All agreed

Cllr Harrold signed all required cheques

c) To receive and approve the budget status to 14<sup>th</sup> January 2026

Proposer - Cllr Pratt

Seconder - Cllr C Mische

Decision - All agreed

d) To receive and approve the bank reconciliation statement to 31<sup>st</sup> December 2025

Proposer - Cllr Pratt

Seconder - Cllr Fluker

Decision - All Agreed

e) To receive and approve the Ear Marked Reserves

Proposer - Cllr Fluker

Seconder - Cllr Pratt  
Decision - All agreed

f) To discuss and agree additional signatories to banking mandate  
Paperwork completed to add Cllr B Mische and Barclays mandate changed from previous chair, Clerk to arrange for previous members to be deleted.

Proposer - Cllr Pratt

Seconder - Cllr C Mische

Decision - All agreed

**26/008 Supplementary Estimates, Virements, Procurements Exemption and use of reserves.**

**a) Supplementary Estimates** – noted none not enough in the budget for the bi-election this needs to be considered at next meeting,

Chair confirmed that from a governance perspective payment to Barkers are all within budget.

**b) Virements** – noted that bi election needs to be considered at next meeting

**c) Procurement exemption** – works to replace the roundabout due to specialist contractor requirement.

**d) Use of reserves** – none.

**27/009 Rent Review for year 2026-2027**

Apart from those members who declared an interest at this section the rent was reviewed and agreed as an uplift of 5% across the board.

Southminster Tennis Club – uplift of 5%

Southminster Bowls Club – Uplift of 5%

Southminster Scouts – Uplift of 5%

Southminster Football Pitches – Uplift of 5%

Proposer - Cllr Wilcox

Seconder - Cllr Pratt

Decision - Agreed

**27/010 Budget/Precept 2026/2027**

To receive and approve the minutes of meeting held 5<sup>th</sup> January 2026

Deferred - No minutes provided for the meeting.

To discuss and agree the precept for 2026-2027

Proposal to accept a 10% increase across the board to the 2026-2027 budget bringing the band D calculation to £108.00.

Amendment to proposal as follows:

Increase total £16,300.00 £10,000 of this to be earmarked to the election budget with the remaining 4.3% to be spread across the remaining budget line items.

Proposer - Cllr Fluker

Seconder - Cllr Pratt

Decision - All agreed

**26/011 Highways**

No report provided

**26/012 Clerks Report**

Locum Clerk read the report provided by the clerk, comments as follows:

Members discussed the use of the defib and clarified that for a period the replacement pads have been provided with no charge by Cllr Cleary, however batteries do cost up to £500 to replace.

For clarification

Pads have a life of approximately 9 months if not used

Batteries have a life of approximately 4 years. Members noted that there is a limited amount of free equipment.

Cllr Mische noted that the notice for the machine being off line needs to be changed to the .gov email address. Defibs to be listed as a future agenda item, to include the yearly cost for maintenance.

Cllr Mische requested clarification that Southminster pre school had paid 2 x invoices and 1 remaining was not yet due.

## **26/013 District Councillor Reports**

### **PLANNING**

Contrary to the Officers recommendation to approve it the Spratts Farm application was refused by members of MDC on Thursday 15<sup>th</sup> January for the following reasons:

Impact on the Landscape and Countryside, loss of amenity (noise and light) to neighbours close to the proposed site entrance, settlement boundary, highways issues in Queenborough Road and network issues further afield, impact of the noise attenuation barrier on the street scene. The reasons will be confirmed in the Decision Notice which is yet to be published.

Thanks to Shalab and other members of the public who turned up at the meeting to speak and support me.

### **WASTE AND RECYCLING**

A public consultations will take place regarding the updating of the service. It is not anticipated that the current format will change significantly although LDR will probably impact any decisions

### **LOCAL GOVERNMENT REFORM**

Although the GOVT is still to confirm officially it looks like the new unitary council elections will be held in May 2027. Maldon District Council elections which were due to be held at the same time will not take place and elected councillors will stay appointed until May 2028 at which time the council will be dissolved.

Southminster Parish Council elections are unaffected and will as scheduled take place in May 2027. If a parish council election is called, then the costs will have to be met by the parish council.

The GOVT will decide whether or not to proceed with the previously cancelled ECC elections in May 2027

### **Southminster Medial Centre**

I have spoken to the NHS, and they are still pursuing the VFM assessment

### **Southminster Men's Shed**

I have been supporting them for their funding application to expand further into the station house and am delighted to announce that they have been successful in their bid.

### **MDC News**

The By-Election costs have not been confirmed as some invoices have not been received by MDC however it has been confirmed that they will not be less than £8,833.00 plus VAT and that a provision of 5% should be accounted for.

Local Businesses are being urged to go to the Councils website to update their details in relation to the payment Non-Domestic Rates on Business Premises. More information [www.Maldondistrictcouncil.gov.uk/businessratesreview](http://www.Maldondistrictcouncil.gov.uk/businessratesreview)

The Senior Management restructure is now complete and since implementing two directors have left the organisation. I've asked for a savings analysis.

Maldon Mud Race – 26<sup>th</sup> April MDC will now be partnering with the organisers

Pink Bags – you can now recycle plastic bags and wrapping in the pink bags

Blackwater Leisure Centre – The new Gym has now opened

Customer Call Back System – has now been installed which should mean less time waiting for calls to be answered and quicker overall responses from the Council.

#### **26/014 Strategic Development Report**

Barkers to go out for 3-5 quotes to get the car park leak repaired. Southminster put forward 1 contractor and they have 3 for groundworks.

Barkers will deal with the tenders under sealed bids and decision will be made based on what is presented. Business plan has been started and the next meeting on 22<sup>nd</sup> January 11am at council offices.

Funding sources have been contacted – Cllr Harrold thanked George for his expertise

#### **26/015 Events committee**

There has been no event committee meeting yet, however items to note are

Next event is the singing comp 25<sup>th</sup> April 2026 Cllr Davies to provide an update.

The date for the village fireworks this year are locked due to remembrance Sunday falling on the same day. Members agreed to push it a week early and combine with Halloween and hold event on the 1<sup>st</sup> November 2026

Cllr Fluker noted that to add music to the fireworks is an extra £1000 or possibly have silent fireworks.

Christmas lights switch on 29<sup>th</sup> November 2026 5pm – unmetered supply for electric will be applied for in next few weeks. All sponsors signs have been taken down from lampposts.

#### **26/016 Allotments**

Cllr Fluker, Cllr Harrold, and the Clerk to arrange for some provisional dates.

#### **26/017 High Street Toilets**

Not all quotes received defer to next meeting. The following was requested for the Clerk

Liaise with insurance company for possible claim

Toilets are open and in use

#### **26/018 King George V Memorial Field Water leak**

Members discussed the received quotations and agreed to accept the cheapest quote of £1220.00 for the initial investigation works with the provision that an hourly rate for the additional works is confirmed prior to commencement.

Proposer – Cllr Fluker

Seconder – Cllr Pratt

Decision – All agreed

#### **26/019 King George V Memorial Field Playground repairs**

Members considered the options provided and agreed to accept the quote to replace like for like for the sum of £9,519.00

Proposer - Cllr Mische

Seconder -Cllr Pratt

Decision - All agreed

#### **26/020 Parish Tractor disposal/Insurance renew**

Parish Tractor, stored at fishers they are happy to purchase it for the sum of £3000.00 the funds from the tractor are to be offset against the purchase of the new Playground roundabout.

Proposer - Cllr Mische

Seconder - Cllr Fluker

Decision – All agreed

Members requested that the payment to the insurance company be rejected from Unity Trust Bank.

**26/021 Strategic Development Committee**

Members discussed the purchase of the Haras fencing against hire costs. travis hire costs £174 per week, several payments for hire ready for signoff which are to be processed and the fencing purchased, with the understanding that it is added onto the asset list and insurance company is informed of the installation

Proposer - Cllr Fluker

Seconder - Cllr Pratt

Decision - All agreed

**26/022 Events Committee**

Item listed has been confirmed as an agenda error.

**26/023 To Consider a request from Stow Maries Parish Council**

Members considered the request from Stow Maries to assist with a crowd funding investment to combat the Morris Farm development. Members agreed for the clerk to write a letter supporting the efforts but are unable to contribute financially.

**26/024 Community Hall 1**

It was noted that this item should have pertained to Community Hall 2.

members discussed the pest control provision and the proposal to renew the contract for the external areas and extend to cover around the holding container and the pavilion.

Proposer -Cllr Fluker

Seconder -Cllr Pratt

Decision -All agreed

**26/025 Footpaths**

Mr Neall provided a report as follows:

Southfield way, the Foliage is spreading out across the paths,

The brambles by the Queens Head are spreading into road.

A litter pick has taken place around village 10+ people attended and tidied up the footpaths.

Cllr Fluker asked if the parish councillors can be informed of when they are taking place. It

was noted that it is hoping to be approximately every 2 months.

**26/026 Business by reason of special circumstances considered by the chairperson to be urgent.**

Nothing to report

**26/027 Public session**

Residents welcomed Cllr B Mische and thanked him for his commitment to the parish.

A member of the public asked why is the clerk leaving? Cllr Harrold clarified that no reason has been provided and the clerk was working her notice.

A member of the public asked where the leak in the carpark was situated? Cllr Harrold confirmed it was on the green strip of land near the swimming pool entrance.

An interested party asked if the council had anybody else in mind to take on a new lease for the high-street carpark building as last agenda item? Cllr Harrold clarified that the matter was being discussed under private and confidential and if there are any interested parties they were to make contact with the clerk who will provide an update.

Several members of the public discussed finding a way forward for developments in general and raised concern that points of objection soul of the village are not considered as part of the formal planning process as they cannot be logged as formal objections, the fight for the village life is a wider issue within Maldon district,

a grey objection submitted regarding footpaths does not impact on the emotional aspect of our

environment. Developments should be directed to the town and not the villages as they have the better infrastructure. Removing our natural culture is not the answer.

Residents were advised that they can form a group and that applications being considered will take the views of a group or large numbers into consideration, however due to changes in legislation and government the process of the build quota has changed.

The current housing land supply agreement for Maldon is now back up to 4.3 after a change in the algorithm to calculate the land supply was implemented. There is hope that Maldon will be able to bring it back up to 5 in line with the original Local Development plan.

A resident asked if the district councillors could form a committee and formalise generic reasons for appeal purposes?

Cllr Pratt stated that there is already a planning policy committee group, however each application must be based and viewed on its own merit.

**26/028 Date of next meeting**

Monday 16<sup>th</sup> February 2026 @ 7pm Parish Council meeting.

**26/029 Exclusion of the press and public**

Members requested that the press and public be excluded from further items of business under the local government act 192 ss100

Proper – Cllr Pratt

Seconder – Cllr Fluker

Decision – All agreed

**Meeting closed to public at 9:12pm**

**26/030 High Street Carpark Building**

Members discussed the current situation and agreed to set up a working party including Cllrs Fluker, Harrold and C Mische to negotiate lease end terms, in addition to that arrangements to be made to set up interviews for prospective tenants.

**26/031 Close of Business**

The meeting closed at 9:50pm after considering all matters of business.