

# Woodham Mortimer and Hazeleigh Parish Council

## ORDINARY PARISH COUNCIL MEETING

### MINUTES – TUESDAY 09 DECEMBER 2025

Convened at Woodham Mortimer & Hazeleigh Village Hall at 7:30pm

**In attendance:** Parish Cllrs: Simon Brady (SB presiding), Kim McDonald (KM), Graham Harle (GH), Lorraine Cobb (LC), Peter Harland (PH), Stephen Pemberton (SP). Andrew Ritchings (AR) Clerk to the Council recording proceedings.

#### 145.25 APOLOGIES OF ABSENCE

Parish Cllr Pauline McDonald was unable to attend due to family matters. District Cllr Simon Morgan also unable to attend and County Cllr Jane Fleming had to attend an alternative function.

#### 146.25 DECLARATIONS OF INTERESTS

No declarations of interest were made by Cllrs.

#### 147.25 PUBLIC FORUM

There were no members of the public in attendance.

#### 148.25 PREVIOUS MINUTES

The Minutes of Ordinary Council Meeting 11 November 2025 were approved as a true record of events as proposed by GH and seconded by SP.

#### 149.25 PLANNING

**24/00262/VARM – HALL FARM LAND HAZELEIGH HALL LANE HAZELEIGH** – Variation of condition 27 (*Landscape and Ecological Management Plan (LEMP)*) on approved planning application 22/00261/FUL (*The construction and operation of a solar photovoltaic farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping.*) Variation seeks: - *Inclusion of a Habitat Management and Monitoring Plan as an approved document.* **LPA Deadline 03/07/2024 TO BE DETERMINED BY THE LPA**

**24/01014/OUTM – LAND SOUTH OF MALDON ROAD DANBURY** – Outline application with all matters reserved except for access for the erection of up to 72 dwellings with associated infrastructure. **LPA Deadline 18/04/2025 TO BE DETERMINED BY THE LPA**

**25/00160/FULM – LAND SOUTH OF WYKE HILL AND LIMBROOK WAY MALDON** – Construction of 90 dwellings (Use Class C3), open landscape, landscaping, vehicular and pedestrian infrastructure, sustainable urban drainage and other associated works. **LPA Deadline 22/05/2025. TO BE DETERMINED BY THE LPA**

**25/00277/OUT – LAND ADJACENT TO LITTLE OWLS POST OFFICE ROAD WOODHAM MORTIMER** – Outline application with all matters reserved for demolition of twin stable blocks and replacement with two single storey holiday lets (2 bedroom) to replicate square footage of previous buildings and configured/designed to appear as low level farm buildings in a yard. **LPA Deadline 20/05/2025. TO BE DETERMINED BY THE LPA**

**25/00519/HOUSE – BADGERS HALL GOAT HOUSE LANE HAZELEIGH** – Proposed part two storey, part single storey side extension with balconies single storey front projection. Addition of Cat-slide dormer and fenestration alterations. **LPA Deadline 30/07/2025 TO BE DETERMINED BY THE LPA**

**25/00590/FUL – AGRICULTURAL BARN AT LODDARTS FARM LODGE ROAD WOODHAM MORTIMER** - Demolition of the existing barn and outbuilding and erection of a new dwelling in the style of the original barn. **LPA Deadline 19/08/2025 - APPROVED**

**25/00578/OUTM – LAND WEST OF THE CEMETERY LONDON ROAD MALDON** - Outline application with all matters reserved, except for access, for the erection of up to 275 residential units including affordable housing, land for a children's nursery (Class E), 1.8ha of land for an extension to Maldon Cemetery, drainage works, landscaping, vehicular access to the A414, pedestrian/cycle access to Spital Avenue and London Road, and associated infrastructure. works. **LPA Deadline 25/09/2025 TO BE DETERMINED BY THE LPA**

**25/00612/FUL – LAND ADJACENT TO RICKERBY FAMBRIDGE ROAD HAZELEIGH** – Erection of 1no. self build dwelling. **LPA Deadline 02/09/2025. TO BE DETERMINED BY THE LPA**

**25/00723/FUL – LAND AT CLAREMONT GARDEN CENTRE BRYANTS LANE WOODHAM MORTIMER**– Conversion of a storage shelter into a retail unit. **LPA Deadline 2025. TO BE DETERMINED BY THE LPA**

**25/00728/FUL - CAFE AND OFFICES AT CLAREMONT GARDEN CENTRE BRYANTS LANE WOODHAM MORTIMER** - Proposed new exit only access from Claremont Garden Centre and Tin Roof Cafe onto Chelmsford Road Location **LPA Deadline 08/10/2025 - TO BE DETERMINED BY THE LPA**

**24/00772/FULM – LAND ADJACENT 30 CONDUIT LANE WOODHAM MORTIMER** – Construction of 4No. three bedroom detached dwellings and 2No. four bedroom detached dwellings with associated garages and carports. New vehicular accesses to each property. LPA refused application; **TO BE DETERMINED BY THE PLANNING INSPECTORATE** Ref: APP/X1545/W/25/3372731 Start date 16/09/2025

**25/00957/LDP - KINVARA MANOR LODGE ROAD HAZELEIGH** - Claim for lawful development certificate for a proposed single storey side extension to existing annexe, including extension of the existing hardstanding to create an access into the extension. No comments in respect to the lawful claim were raised by Cllrs.

**25/00956/HOUSE - KINVARA MANOR LODGE ROAD HAZELEIGH** - Single-storey rear extension to form a gym. Cllrs consider the scale and bulk of the proposed extension to be excessive in relation to the existing building and would form an unbalanced characteristic out of keeping with the prevailing dominant visible structure at the hilltop location. For the aforementioned reasons Cllrs recommend REFUSING the application.

#### **150.25 ROYAL OAK QUARRY – Review of public access restoration plans.**

The last approved application; **ESS/35/17/MAL- LAND AT ROYAL OAK QUARRY, MALDON ROAD, WOODHAM MORTIMER** - Continuation of use of land for mineral extraction through a revised phasing scheme without compliance with Conditions 20 (Soil Storage); 39 (Phasing Scheme) and 41 (Water Management) of planning permission ref no: ESS/19/14/MAL, has shown that mineral workings should cease by 16/02/2029, and the site fully cleared and restored by 16/02/2031. There did not appear to be any conditions or section 106 obligations that indicate the restoration will include public amenity land. Previous information had indicated that amenity land would be provided – clerk to contact Essex County Council (the Planning Authority for the quarry) to seek clarification.

#### **151.25 COUNTY AND DISTRICT COUNCILLOR REPORTS**

There were no District or County Cllrs in attendance.

#### **152.25 FINANCIAL MATTERS**

##### **Balance of Accounts**

Unity Trust Instant Access Savings Account	£6,561.74
Unity Trust T1 Current Account	£1,514.58

Unity Trust Community Benefit Account	£84,411.15
Total funds on deposit	£92,487.47
Lloyds Debit Card	ZERRO

#### Authorisation of payments

Clerks Salary	£822.68
HMR&C PAYE Tax	£205.60
Work from home allowance	£52.00
Hurdlemakers/Defib Warehouse defibrillator pads/battery	£418.00
Transfer from savings to current account	£1000.00

#### Transactions since the previous meeting

HMRC VAT reclaim	+£364.62
Lloyds Debit card (fee and balance MS365 Accounts)	-£30.71
Royal British Legion Poppy Appeal	-£20.00
Unity Trust Bank monthly service charge	-£6.00

The above payments and transfer were approved by all Cllrs present as proposed by GH and seconded by KM.

**Mandate for additional savings account** – Authorisees SP & SB completed the bank mandate to open an additional higher rate savings account.

#### 153.25 BUDGET REVIEW AND PRECEPT DEMAND FOR FINANCE YEAR 2026-27

Cllrs discussed financial obligations and proposals for the financial year 2026-27 and resolved to increase the Precept Demand to £7,996. This represents a 3% increase; OBR predictions suggest an average of 2.5% with business organisations predicting higher rates so Cllrs have taken a cautious inflationary approach. The increase has also allowed for potential unknown ramifications involving the looming Local Government Review and Devolution proposals. Cllrs have recognized that additional costs are likely to be required for asset maintenance, which is becoming more prevalent, contributions towards the village defibrillator maintenance and noted a substantial increase in properties particularly as a result of the Maldon Garden suburb expansion into Hazeleigh. All the above is likely to increase Clerk administration tasks and influence The Council's overall budget.

Cllrs also resolved to re-appoint last year's Auditor to carry out the internal audit in May 2026.

#### 154.25 CLERKS EMPLOYMENT AND SALARY REVIEW

The Clerk briefly departed from the building while Cllrs discussed the annual salary and employment review. Cllrs resolved to upgrade the Clerks salary to SCP 18 maintaining the current 22hrs per month.

#### 155.25 HIGHWAY MATTERS

**Footpath 11 Hazeleigh** (Dragons Path) – *gate restriction and return to previous character.*

Further to enquires The Council have been unable to clarify whether private vehicular easement rights exist over the land subject to the route of the footpath. This information will assist the Parish Council in corresponding appropriately with members of the public and, where relevant, with the appropriate authorities on matters relating to Section 34 of the Road Traffic Act 1988 and Sections 131 and 131A of the Highways Act 1980, should any more correspondence be necessary.

**A414 Chelmsford Road** – *hedge encroachment between Zara Restaurant and gravel pit (EH ref: 2942385).* No activity.

**Conduit Lane** – *Mobility vehicle/wheelchair access to bus stop.* No activity.

**Footpath 4 Woodham Mortimer** – *Broken manhole cover hazard.* The Highway Authority has contacted the respective landowner which has not resulted in any mitigation action. As the hole left by the broken manhole cover is not considered to be within the width of the public footpath the HA will not be taking any further action.

**A414 Chelmsford Road** – *Sunken drains.* No activity.

**Local Highways Panel Schemes.** The following projects remain on the list of schemes though they are not expected to be delivered due to the forthcoming closure of all LHP Schemes.

- **Footway Defect A414** – *Foliage/soil restricting width of footway/pavement between Bryants Lane and Ransell Green Danbury (LHP Scheme No. 36).*
- **A414 30mph Speed limit** – *between Oak Corner and Post Office Road.*
- **A414 40mph Speed limit** – *between Post Office Road and Limebrook Farm.*

**156.25 MAINTENANCE OF BUS SHELTER BRICKWORK** – Given the current weather conditions Cllrs resolved to postpone further maintenance until temperatures begin to increase towards the spring months.

**157.25 INFORMATION ONLY**

The Council's current banking provider has advised new charges commencing February 2026.

AR suggested that Cllrs should consider fully closing the previous Zoho email accounts and all existing data be erased, the accounts have not been used since setting up the Microsoft accounts though remain accessible for old emails but the Council will incur an annual fee in January if they remain open even if unused. Cllrs agreed the accounts should be closed which AR will action.

Date of next scheduled meeting 13/01/2026

..... (Chairman to the Council) 13/01/2026