

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 09 SEPTEMBER 2025

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

In attendance: Parish Cllrs: Simon Brady (SB presiding), Kim McDonald (KM), Pauline McDonald (PM), Peter Harland (PH), Lorraine Cobb (LC). County Cllr Jane Fleming. District Cllr Simon Morgan. Andrew Ritchings (AR) Clerk to the Council recording proceedings.

108.25 APOLOGIES OF ABSENCE

Parish Cllrs Graham Harle was unable to attend due to business commitments and Stephen Pemberton was on holiday.

109.25 DECLARATIONS OF INTERESTS

No interests were declared.

110.25 PUBLIC FORUM

There were no Members of the public in attendance.

111.25 PREVIOUS MINUTES

Minutes of Ordinary Council Meeting 12 August 2025 as proposed by PH and seconded by LC, were agreed as a true record of events.

112.25 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 LIMEBROOK 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 - TO BE DETERMINED BY THE LPA**

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**

25/00580/HOUSE – PLACE LODGE RECTORY LANE WOODHAM MORTIMER - First floor extension to existing garage. Single storey front & side extension including replacement porch. Alterations to materials and fenestration with addition of solar panels to existing rear roof.

REFUSED

25/00629/HOUSE – BROOKHEAD FARM MALDON ROAD WOODHAM MORTIMER - Two-storey side extension, addition of dormers on the front, side and rear elevations, new brick garden wall to the front elevation, addition of roof lights on the rear elevation. Fenestration alterations and internal layouts. **LPA Deadline 03/09/2025 TO BE DETERMINED BY THE LPA**

25/00630/LBC – BROOKHEAD FARM MALDON ROAD WOODHAM MORTIMER - Two-storey side extension, addition of dormers on the front, side and rear elevations, new brick garden wall to the front elevation, addition of roof lights on the rear elevation. Fenestration alterations and internal layouts. **LPA Deadline 03/09/2025. 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.** Cllrs support the change of use as it will likely increase employment opportunity at the site. However a representation will be made to the consultation seeking protection of the area from any additional street lighting in order to protect the area from further light pollution.

General Discussion - PH commented that responses to any planning applications could potentially be more robust and respected if The Council were able to greater understand the requirements of the National Planning Policy Framework, PH offered to look further into the details. AR advised that the EALC provide specific training courses designed around Planning and Development and associated responses should that be of interest to any Cllrs.

113.25 COUNTY AND DISTRICT COUNCILLOR REPORTS

County Cllr Jane Fleming advised the meeting that proposals for the Local Government Review will be submitted to central government by the end of September. Maldon District Council have voted to support a 3 unitary model as part of the LGR for Greater Essex. This model would consolidate the current 15 councils into the new unitary authorities as follows:

- North Essex (Colchester, Tendring, Braintree, and Uttlesford)
- Mid Essex (Chelmsford, Brentwood, Epping Forest, Harlow, and Maldon)
- South Essex (Southend, Thurrock, Basildon, Castle Point, and Rochford)

Central Government will make the final decision from a choice of four proposals: Southend proposing 5 Unitaries with Maldon in with Chelmsford and Brentwood, Thurrock proposing 4 Unitaries with Maldon in with Colchester and Tendring, and Rochford District proposing 4 Unitaries with Maldon in with Rochford, Chelmsford and Brentwood. The Government will most likely take two of the proposals out to consultation at the back end of this year. There is however some scepticism that the LGR will actually be delivered due to Angela Rayner's resignation as Deputy Prime Minister and Secretary of State for Housing, Communities and

Local Government as there will be a cabinet reshuffle and the new Housing Secretary may have different priorities affecting current timescales.

District Cllr Simon Morgan advised the current District Council Planning Committee structure is going to change from area committees to one overall central committee of 11 councillors. Details of which Cllrs will be seated on the new committee to be decided in due course.

114.25 FINANCIAL MATTERS

Higher Interest Savings Accounts – Cllrs will review alternative accounts and discuss at the October meeting.

Balance of Accounts

Unity Trust Instant Access Savings Account	£8,017.20
Unity Trust T1 Current Account	£1,457.34
Unity Trust Community Benefit Account	£83,934.63
Lloyds Debit Card	£84.99
Total funds on deposit	£93,409.17

Authorisation of payments

Clerk quarterly salary emoluments	£822.68
Quarterly salary Nett	£205.60
HMR&C PAYE	£52.00
Work from home allowances	£35.00
Information Commissioners Office Data Protection Fee	£12.36
MS365 Business Standard monthly license fee	£23.47
LIS Domain Name Registration & Renewal	£78.00
Internal transfer Savings to Current Account	£1,000.00

Transactions since the previous meeting

MS365 Personal Standard refund	-£84.99
Lloyds debit card fee	-£3.00
Unity Trust Bank service charge quarterly charge	-£6.00
Land Registry fee	-£8.00

AR reminded Cllrs the PDF software license approved at the June meeting has not yet been procured as it hasn't yet been needed but will shortly action the purchase.

Account balances, authorisation of payments and recent transactions approved by all Cllrs as proposed by KM and seconded by PH.

115.25 COMMUNITY BENEFIT FUND

Other than the procurement and installation of two bus stop benches Cllrs did not identify other community projects at present, and Community Benefit funds will be kept on deposit for future projects. Cllrs are aware there could be significant changes and responsibilities arising from the Government Devolution and associated Local Government Review programs and are therefore remaining cautious of releasing too much funding until devolution and LGR have been fully implemented and their impact understood.

116.25 HIGHWAY MATTERS

Footpath 11 Hazeleigh (Dragons Path) – *gate restriction and return to previous character*. AR has submitted a Search of the Index Map (SIM) to Land Registry, the result to be discussed at the October meeting if received in time.

Vehicle Activated Speed Sign A414 adj Oak Manor Chelmsford Road. – *VAS Installation*. No activity to report.

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

A414 Maldon Road Central island Crossing between Crematorium and Church – it has been noted work has taken place at the aforementioned location and the crossing now appears to be fully accessible.

Conduit Lane – Mobility vehicle/wheelchair access to bus stop. Awaiting information from County Cllr.

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 Rungate 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.

117.25 MAINTENANCE OF BUS SHELTER BRICKWORK - no activity to report.

118.25 BUS STOP BENCH – Purchase of seating via County Cllr Locality Fund. Simon to provide AR with details of bench preference so an installer can be appointed and Essex Highways license obtained.

119.25 COUNCILS RISK ASSESSMENT - Cllrs approved the updated RA which revised the Councils data back-up security routine following procurement of a new laptop and MS365 Account subscription.

120.25 INFORMATION ONLY

Communication has been received from MDC's Planning Enforcement Service setting out the Standards to which The Council aims to operate. Cllrs will review the details for future discussion.

The Environment Agency responded to The Council's request for information associated with potential contaminated land at an area subject to approved planning permission 22/00344 Change of use of land for 2 Gypsy/Traveller pitches comprising the siting of 1 mobile home, 1 touring caravan per pitch, alongside the formation of permeable hardstanding. The response was noted, and no further action was considered necessary at this time.

Maldon District Council have released a press statement advising they have successfully prosecuted a man from Burnham-on-Crouch for the illegal felling of six trees protected by a Tree Preservation Order. Leader of MDC Richard Siddall said: "This successful prosecution sends a clear message that we take the protection of our district's trees very seriously. Trees play a vital role in our environment and community wellbeing, we will continue to take robust action against those who flout these protections."

The following application was received after the September Agenda was published and will be discussed at the October meeting: **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.

Date of next scheduled meeting 14/10/2025

..... *Simon Brady* (Chairman to the Council) 14/10/2025