

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 11 AUGUST 2026

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

In attendance: Parish Cllrs: Simon Brady (SB), Graham Harle (GH), Kim McDonald (KM), Pauline McDonald (PM), Peter Harland (PH). District Councillor Simon Morgan (SM). Andrew Ritchings Clerk to the Council recording proceedings. One member of the public.

108.26 APOLOGIES OF ABSENCE

Parish Cllr Stephen Pemberton was unable to attend due to holiday.

109.26 DECLARATIONS OF INTERESTS

SB declared a non-pecuniary interest in planning application 26/00464/LDP, Little Smiths Farm House, as he is a close neighbour of the application site. The interest was noted.

110.26 PUBLIC FORUM

One member of the public was in attendance observing proceedings with a view to making an application for the vacant Cllr seat.

111.26 PREVIOUS MINUTES

Minutes of Ordinary Parish Council Meeting 14 July 2026 were approved as a true record of events as proposed by PH and seconded by PM.

112.26 PARISH COUNCILLOR VACANCY

No applications received.

113.26 PLANNING

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*

25/00612/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*

25/01022/FULM - LAND EAST OF BRIDGE WICK LANE DENGIE - *The construction, operation (including maintenance) and decommissioning of an onshore wind electricity generating facility and associated infrastructure, comprising up to 15 Wind Turbine Generators (WTGs), onsite substation, access tracks, underground cabling, temporary construction compounds, temporary concrete batching plant, and landscape and ecological mitigation and enhancement. REFUSED BY THE LPA* Members noted that Maldon District Council has refused planning, the reasons for refusal relate principally to potential harm to protected habitat and bird designations, and severe highway impacts from construction traffic.

25/00959/VAR - LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY Maldon - Variation of condition 1 on approved planning permission 18/00531/RES (Approval of reserved matters (layout, scale, appearance and landscaping) for Phase 1 of the Eastern Parcel of the wider Land South of Wycke Hill and Limebrook Way site (LPA Application Ref. FUL/MAL/18/00071), comprising the construction of 200 residential dwellings (Use Class C3) and associated works.) to relocate 21 proposed trees. **LPA Deadline 22/01/2026 TO BE DETERMINED BY THE LPA**

25/00997/FUL LAND ADJACENT TO OAK CORNER COTTAGE SOUTHEND ROAD WOODHAM MORTIMER - Erection of a new self-build dwelling and associated works Location. **LPA Deadline 18/03/2026. TO BE DETERMINED BY THE LPA NW AREA COMMITTEE 12/08** Members agreed that PH and SB will attend the NW Area Committee meeting to reaffirm the Councils previous refusal recommendation.

26/00027/FUL GRENO HOUSE POST OFFICE ROAD WOODHAM MORTIMER - Construct replacement dwelling with ancillary pool building and garage, with associated landscaping. **LPA Deadline 01/05/2026 TO BE DETERMINED BY THE LPA**

26/00348/HOUSE - RANDALLS LODGE ROAD HAZELEIGH CHELMSFORD - Two storey front/side extension, single storey rear extension with veranda. Relocation of entrance door to side with porch and alterations to fenestration. **LPA Deadline 24/07/2026 APPROVED BY LPA**

26/00363/HOUSE – PLACE LODGE RECTORY LANE WOODHAM MORTIMER – Single storey front and rear extension to existing bungalow. Conversion of existing garage into living space. PV panels to existing roof. - **LPA Deadline 23/07/2026 APPROVED BY LPA**

26/00444/HOUSE – KINVARA MANOR LODGE ROAD HAZELEIGH - Two storey rear extension of existing garage. - **LPA Deadline 27/08/2026** - Councillors considered that the proposed two-storey rear extension to the existing garage is appropriate in scale and design and remains in keeping with the character and appearance of the existing property. The extension continues the existing mansard roof form and utilises matching materials, resulting in a development that integrates satisfactorily with the host building.

The Council notes that the proposal is contained within the curtilage of a substantial residential property and does not create any new residential accommodation. The application confirms that the upper floor is to be used for storage only, with access via a loft hatch and no staircase proposed.

Councillors further noted that the proposal would not affect existing vehicle access, pedestrian access or parking arrangements and is not considered to result in any material harm to neighbouring amenity or to the surrounding rural street scene.

The Parish Council therefore recommends GRANTING the application.

26/00441/FUL - AGRICULTURAL BARN AT LODDARTS FARM LODGE ROAD WOODHAM - Demolition of the existing barn and part of the outbuilding, and erection of a new barn style dwellinghouse with alterations to outbuilding. **LPA Deadline 08/09/2026** – Cllrs resolved to make NO COMMENT. Councillors noted that the Council had previously supported earlier proposals relating to the redevelopment of the redundant agricultural barn and associated buildings at this site. The Council has no additional comments to make on the current revised proposal and is content for the application to be determined by the Local Planning Authority.

26/00464/LDP - LITTLE SMITHS FARM HOUSE BRYANTS LANE WOODHAM MORTIMER - Claim for lawful development certificate for a proposed single-storey rear extension. **LPA Deadline 02/09/2026** - Councillors noted that the proposal appears to comply with the relevant dimensional and siting limitations of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In particular, the proposed rear extension is shown to remain within the applicable limits relating

to depth, height, eaves height, location and materials. Based on the information submitted, Councillors see no reason why the proposal would not satisfy the requirements for lawful development under permitted development rights. The Parish Council therefore raise NO OBJECTION and leaves the final determination of lawfulness to the Local Planning Authority

26/00478/HOUSE - 52 ATKINS CRESCENT MALDON CM9 6JB - Single storey

garage/workshop 15/09/2026 LPA Deadline 15/09/2026 - Councillors expressed concerns regarding the scale and siting of the proposed garage/workshop and consider that its close proximity to the neighbouring property would result in an overly dominant form of development along the boundary. The Council considers that the proposal would unbalance the appearance of the host property by significantly reducing the sense of openness to the side of the dwelling and may adversely affect the character of the street scene. Councillors were also concerned that approval of a building of this scale and position could create an undesirable precedent for similar development along the street. The Parish Council therefore recommends REFUSAL and requests that the Local Planning Authority carefully considers the impact of the proposal on neighbouring amenity and the character and appearance of the surrounding area.

114.26 COUNTY AND DISTRICT COUNCILLOR REPORTS

District Cllr Simon Morgan in attendance reported on the inaugural meeting of the proposed new Mid Essex authority, held at Highlands House. This voluntary committee has been formed to prepare for the government's Local Government Review and the potential move to a single-tier authority. Essex County Council did not attend, as they are seeking a judicial review of the government's decision.

Cllr Morgan also met with the Leader of Essex County Council regarding differing views on Essex Highways' responses to development proposals in the Maldon District. Further meetings are planned.

The new Head of Planning continues to make progress in reducing caseloads and clearing the enforcement backlog.

115.26 PROPOSED BOUNDARY CHANGES

Maldon District Council is undertaking a Community Governance Review (CGR) to consider a request from Maldon Town Council to amend the parish boundary so that the Wycke Place development is located wholly within Maldon Parish (Maldon West Ward). This requires adjusting the boundary between Maldon, Woodham Mortimer, and Hazeleigh. The CGR is being carried out under the Local Government and Public Involvement in Health Act 2007.

Areas Affected - The proposal affects the Wycke Place development, which currently straddles both Woodham Mortimer and Hazeleigh parishes and will affect 160 properties in Hazeleigh and 24 properties in Woodham Mortimer.

Effective Date - If approved, the new boundary will take effect from the next scheduled parish council elections on 7 May 2027.

Councillors considered the matter and expressed significant disappointment regarding the apparent lack of engagement with the Parish Council during the consultation process. The Parish Council only became aware of the review and consultation after the period for representations had closed. It is considered a matter of concern that a parish council directly affected by a proposed alteration to its boundary was unaware of the consultation whilst it was live and was therefore unable to consider the matter formally or make representations within the consultation period. Councillors are disappointed that there appears to have been no effective communication ensuring that the affected parish council was aware that proposals

impacting its parish area were being considered. Members would reasonably have expected direct engagement with the Parish Council in respect of proposals that would alter its administrative boundary.

Resolved – to write to MDC's Chief Executive Officer seeking clarification as to when and by what means Woodham Mortimer and Hazeleigh Parish Council was directly notified of the Community Governance Review and the specific proposals affecting its parish boundary.

116.26 FINANCIAL MATTERS

Balance of Accounts

Unity Trust Instant Access Savings Account	£9,664.92
Unity Trust T1 Current Account	£443.69
Unity Trust Community Benefit Account	£4,258.08
Unity Trust Community Benefit 95-Day Account	£80,623.22
Total funds on deposit	£94,989.91
Lloyds Debit Card	ZERO

Authorisation of payments

PKF Littlejohn external audit fee	£378.00

Transactions since the previous meeting

MS365 monthly subscription fee	-£35.57
Lloyds Debit card fee	-£3.00
Street Lighting maintenance new lamp	-£96.00
Clerk backpay allowances	-£124.00
Bank service charge	-£7.00

Now that Cllrs have been using MS365 accounts for some time AR suggested as everyone appears content with the new email accounts changing from monthly to annual billing would simplify administration. All Cllrs were in agreement.

The above balance of accounts, authorisation of payments and change of payment schedule for MS365 Accounts was agreed by all as proposed by GH and seconded by PH.

117.26 GRANTS (APPLICATIONS BY THE PARISH COUNCIL)

Maldon District Council Legacy Fund – SB has spoken to Village Hall Committee suggesting that they submit a separate application to the Legacy Fund, SB also advised the church representative to do the same. There has been no further activity associated with the proposed two bus shelters requested by the Parish Council.

Maldon District Council Heritage Fund – Members are awaiting confirmation of whether MDC is successful with its funding application before considering village projects

Essex County Councillor Locality Fund – Further consultation with Village Hall representatives has resolved to seek the sum of £1,200 for a defibrillator to be fitted externally on the Village Hall. Details of respective defibrillator to be forwarded to AR to be able to claim funding from Cllr Justin Jay.

118.26 VILLAGE HALL FUNDING – request for Parish Council grant to assist with works projects.

Nothing to report.

119.26 VILLAGE HALL NOTICE BOARDS – AR reported the notice board in Hazeleigh is fixed to wooden posts that are mounted against the Goat House Lane street sign, GH to undertake site visit and recommend any action required.

120.26 HIGHWAY MATTERS

Member Led Priority Scheme - A414 Road Markings. Nothing to report.

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 Runsell 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.*
- **Conduit Lane** – *Mobility vehicle/wheelchair access to bus stop*

TRUCAM – Two of the three requested sites for speed capture devices were refused for technical reasons. The Council is still waiting to hear whether the location near the Royal Oak pub has been approved. Members understand that a 50mph speed restriction is too high for the Community Safety Team to locate on the A414 but unclear why the location near Zara Restaurant is unsuitable. AR to contact CST seeking explanation and further clarification of proposed Royal Oak public house on Fambridge Road.

121.26 INFORMATION ONLY

PH would like to see the foliage condition of the Royal Oak Roundabout improved and will make further enquiries about potential Parish Council management.

Date of next scheduled Ordinary Parish Council meeting is 08/09/2026 at 7:30pm

..... (Chairman to the Council) 08/09/2026