

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 11 NOVEMBER 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), Graham Harle (GH), Peter Harland (PH), Stephen Pemberton (SP). County Cllr Jane Flemming (JF), District Cllr Simon Morgan (SM).

Andrew Ritchings (AR) Clerk to the Council recording proceedings.

One member of public in attendance.

134.25 APOLOGIES OF ABSENCE

Parish Cllr Lorraine Cobb was unwell and unable to attend.

135.25 DECLARATIONS OF INTERESTS

No declarations made.

136.25 PUBLIC FORUM

A member of the public in attendance wished to advise Cllrs they have recently submitted an application for a new bungalow dwelling adjacent to Oak Corner Cottage providing Cllrs with brief details and an Invitation to attend the site and discuss any aspects of the application. Cllrs thanked the attendee and will wait for the respective consultation correspondence from the Local Planning Authority.

137.25 PREVIOUS MINUTES

Minutes of Ordinary Council Meeting 14 October 2025 were approved as a true record of events, proposed by GH seconded by PH and agreed by all Cllrs present.

138.25 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*

25/00612/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*

139.25 COUNTY AND DISTRICT COUNCILLOR REPORTS

District Cllr Simon Morgan advised the Planning Policy Working Group will be meeting to discuss potential locations for the 9,940 new housing requirements target for the Maldon District that needs to be met by 2048. Also noted has been the recent changes within the structure of the Planning department which has seen a significant improvement and decrease in the backlog of enforcement cases. SM informed Cllrs he now has access to the Planning Enforcement list and advised the status of outstanding cases in Woodham Mortimer and Hazeleigh. Cllrs asked if the list could be made available to the Council, so they are aware of the respective enforcement issues in the villages. AR to contact MDC Planning. It was noted that fence panels have been removed at the site of approved application 24/00125/FUL – LAND ON SOUTH SIDE MALDON ROAD WOODHAM MORTIMER and it is unknown whether they have been removed due to enforcement action or voluntarily.

County Cllr Jane Flemming advised that due to funds being made available from her community locality grant fund for much needed Village Hall improvements means there is unlikely to be any funding left this financial year for the proposed bus stop benches. Cllrs acknowledged village hall improvements are priority and hopeful the benches would be considered in the next Locality Fund Grant if available.

140.25 FINANCIAL MATTERS

Higher Interest Savings Accounts – AR advised since the previous meeting Unity Trust Bank have introduced an additional 95-day account, the account provides increased access flexibility at a slightly higher interest rate. Cllrs agreed to apply for the new 95-day Notice Account.

Balance of Accounts

Unity Trust Instant Access Savings Account	£7061.74
Unity Trust T1 Current Account	£706.67
Unity Trust Community Benefit Account	£84,411.15
Total funds on deposit	£92,179.56
Lloyds Debit Card	-£27.71

Authorisation of payments

No payments to authorise	-
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Transactions since the previous meeting

Unity Trust Bank monthly service charge	-£6.00
Street Lighting maintenance contract	-£180.00
Parish Council insurance premium	-£353.39

141.25 HIGHWAY MATTERS

Footpath 11 Hazeleigh (Dragons Path) – *gate restriction and return to previous character*. The Council has exhausted their efforts attempting to locate a landowner for the strip of land known as Footpath 11 Hazeleigh and will make further enquires in respect to the coexistence of vehicular rights over the Footpath.

A414 Chelmsford Road – *hedge encroachment between Zara Restaurant and gravel pit* (EH ref: 2942385). The hedge overgrowth has been escalated to the County Cllr Member led list and will be addressed in due course.

Conduit Lane – *Mobility vehicle/wheelchair access to bus stop*. JF to make further enquiries.

Footpath 4 Woodham Mortimer – *Broken manhole cover hazard*. The Highway Authority has contacted the relevant landowner without response.

A414 Chelmsford Road – *Sunken drains*. JF to make further enquiries.

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*.

142.25 MAINTENANCE OF BUS SHELTER BRICKWORK – It has proven difficult for the working group to schedule mutually agreeable dates, and The Council will seek to employ a contractor for the work required.

143.25 BUS STOP BENCH – *Purchase of seating via County Cllr Locality Fund*. As noted in the above County Cllr Report item; Cllrs acknowledged village hall improvements are priority and are hopeful the benches would be considered in the next Locality Fund Grant if available. The item will be removed from following agendas until further notice.

144.25 INFORMATION ONLY

The following application was received from the Planning Authority after the November Agenda was published and will be reviewed in time for the next meeting: **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*.

PH and GH advised the meeting about a recent traffic accident on the A414 close to the Zara Restaurant, the exact details are unknown or if the accident will be added to any incident records and JF will advise PH how and where to report any RTA's

PH raised the matter of public amenity land at the current quarry site when restoration commences. AR will research further details in an attempt to understand what land will be publicly available and the respective timescales.

Date of next scheduled meeting 09/12/2025

.....*Simon Brady*..... (Chairman to the Council) 09/12/2025