

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 14 OCTOBER 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), Lorraine Cobb (LC), Stephen Pemberton (SP). Andrew Ritchings (AR) Clerk to the Council recording proceedings.

121.25 APOLOGIES OF ABSENCE

District Cllr Simon Morgan sent his apologies as he had to attend a District Council meeting.

122.25 DECLARATIONS OF INTERESTS

None declared.

123.25 PUBLIC FORUM

There were no members of the public in attendance.

124.25 PREVIOUS MINUTES

Minutes of Ordinary Council Meeting 09 September 2025 were approved as a true record of events as proposed by LC seconded by PH and agreed by all Cllrs present at that meeting.

125.25 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**

25/00629/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 APPROVED**

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 APPROVED**

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** – SB advised he had attended the site and met with the applicant. The Highway Authority raised no objections to the proposals. A majority decision by Cllrs resolved to support the application as it is expected utilising another exit should help mitigate the current bottle neck and safety issues at the existing entrance/exit onto the A414 via Bryants Lane. However, Cllrs would like to see the implementation of a full one-way system where access only from Bryants Lane should be implemented forcing all traffic to leave the site via the proposed A414 Chelmsford Road exit, particularly as the junction around Bryants Lane, Conduit Lane and A414 Maldon Road has been identified by Essex Highways as a sensitive black spot accident area. The Council recommend GRANTING the application along with consideration to the aforementioned one-way system recommendation.

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

126.25 PLANNING ENFORCEMENT STANDARDS

The Council has been invited to comment on a recently published Maldon District Council Planning Enforcement Service Standards policy document. Cllrs discussed whether such a document was necessary as the standards set out within the document should already be polices adhered to under their enforcement duties as the Local Planning Authority, Cllrs resolved not to submit any comments.

It was considered that the Standards should have been applied to the ongoing enforcement action at the site of Land on the south side of the A414. The concluding recommendation by the LPA has resolved that no further action will be taken to remedy the breach of planning control. It wasn't clear to Cllrs whether the decision had been communicated to the local

member of parliament who had taken an interest in the site and Cllrs recommend the decision notice be forwarded to Priti Patel MP for her interest.

127.25 COUNTY AND DISTRICT COUNCILLOR REPORTS

In his absence District Cllr Simon Morgan sent the following report:

- Council voted on 25 September to support the 5 Unitary Business Case putting us with Chelmsford and Brentwood. The ECC 3 Business Case and the Thurrock and Rochford 4 Business Cases are also going forward, and HMG will select 2 of them to go to public consultation in December with the final selection in February.
- The CEO Doug Wilkinson has carried out an internal reorganisation which has resulted in the axing of the post of Deputy CEO so Paul Dodson has now left the Council and Matt Winslow and Hannah Wheatley will be departing next month.
- He is making a revamp of the planning and enforcement departments a priority!
- All area planning committees will be abolished and replaced by one committee of 12 at the next statutory annual Council next May.
- I have reminded Anne Altoft-Shortland that she had said that she was going to decide as to what further action be taken regarding the static and the fence by the end of September.
To date, no response.

128.25 FINANCIAL MATTERS

Higher Interest Savings Accounts – Cllrs considered the option to open an additional bank account that would pay an increased interest rate than the rate currently being received for the Community Benefit Fund Account (2.1%). In consideration to the Financial Services Compensation Scheme (FSCS) protection, 3 proposals were motioned:

- 1) Open an additional 95-day deposit account with an alternative provider that is offering a rate of 4.23% and open a balance of £40,000 from the Community Benefit Fund Account.
 - 2) Open an additional 90-day deposit account with the Council's current provider that is offering a rate of 2.96% and transfer all funds from the Community Benefit Fund account (circa £84,400)
 - 3) Open an additional 90-day deposit account with the Council's current provider that is offering a rate of 2.96% and transfer £80,000 from the Community Benefit Fund account
- Option 3 received the majority voting and AR will proceed with opening an additional higher interest account with the Council's current provider.

2nd Quarter review of Accounts (July – September)

The Second quarter transaction summary was circulated to Cllrs along with associated bank statements, no queries or matters of concern were raised as approved by non-signatories:

Name.....Graham Harle.....Peter Harland.....

Signature.....*Graham Harle*.....*Peter Harland*.....

Balance of Accounts

Unity Trust Instant Access Savings Account	£7062.74
Unity Trust T1 Current Account	£1,246.06
Unity Trust Community Benefit Account	£84,411.15
Total funds on deposit	£93,718.95
Lloyds Debit Card	£7.86

Authorisation of payments

Chairmans allowance Remembrance Day Poppy Wreath	£20.00
MS365 Business Standard monthly license fee	£12.10
MS Exchange online (plan 1) x6 monthly license fee	£23.47

Street Lighting annual contract fee	£180.00
Zurich Insurance	£353.39
Internal transfer Savings to Current Account	£500.00

Transactions since the previous meeting

Clerk work from home allowance	-£52.00
Clerk Nett quarterly salary	-£822.68
HMR&C PAYE clerk salary	-£205.60
Domain Name Registration fee	-£78.00
Information Commissioner's Office GDPR fee	-£47.00
Lloyds debit card fee	-£3.00
Unity Trust Bank monthly service charge	-£6.00
Community Benefit Account interest	+£476.52
Instant Access Savings Account interest	+£44.54

The above accounts balances, authorisation of payments and transactions since the previous meeting as proposed by KM seconded by LC were approved by all Cllrs.

129.25 HIGHWAY MATTERS

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

Land Registry have confirmed there is no registered estate, caution against first registration or application for first registration or application for a caution against first registration in relation to the area of land known as Footpath 11. Cllrs resolved to make other local enquiries and AR to contact LR for further information.

Vehicle Activated Speed Sign A414 adj Oak Manor Chelmsford Road. – *VAS Installation.*

Following further research and traffic monitoring PH proposed the VAS item be postponed until further discussion is required. Increased traffic appears to have had a reduced speed effect, the complications of a VAS siting location and costs have become prohibitive, the additional effect of the application to provide an exit only access onto the A414 from the Claremont site will likely reduce speed even further and all Cllrs agreed the proposal should be abandoned for the foreseeable future.

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 or communication from County Cllr.

Footpath 4 Woodham Mortimer – *Broken manhole cover hazard.* AR reported the hazard to Essex Highways who indicated the landowner had previously been contacted and the issue would be followed up.

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.*

130.25 MAINTENANCE OF BUS SHELTER BRICKWORK – No activity to report.

131.25 BUS STOP BENCH – *Purchase of seating via County Cllr Locality Fund.* SB has now identified a bench style which was agreed by all Cllrs, SB to forward details to AR for progression.

132.25 BUS SHELTER LICENCE – *Invitation from County Council to apply for Council owned shelter licenses.* Cllrs did not really understand why a license application is now needed since the shelters have been in situ for many years without issue. From previous experience the application process is quite an onerous task and AR instructed to thank EH for their invitation and politely decline.

133.25 INFORMATION ONLY

Date of next scheduled meeting 11/11/2025

..... *Simon Brady* (Chairman to the Council) 11/11/2025