

Woodham Mortimer With Hazeleigh Parish Council  
EXTRAORDINARY PARISH COUNCIL MEETING  
**MINUTES - MONDAY 30 NOVEMBER 2015**

Convened at Woodham Mortimer Village Hall 7.30pm

**In attendance**

Parish Councillors: Simon Brady (Chairman(SB)), Pauline McDonald (PM), Kim McDonald (KM) Stephen Pemberton (SP), Andrew Macmorland (AM) Ian Spurr (IS). District Councillor Henry Bass Andrew Ritchings (AR: Clerk to the Council recording proceedings)  
6 members of the public attended

**149.15 APOLOGIES OF ABSENCE**

Cllr Kim Broadhurst was unable to attend due to work commitments.

**150.15 DECLARATIONS OF INTEREST**

AM declared a non-pecuniary interest due to living opposite the application site.

**151.15 OPEN MEETING TO THE PUBLIC**

A member of the public initially raised a question why the Council had convened an extraordinary meeting. SB and AR explained that due to the 21 day consultation period allowed by the Planning Authority expiration dates occasionally fall between successive ordinary meetings and in order to submit a representation a public meeting is required for open debate and opinions. This meeting had been called in order for Cllrs to resolve a representation to planning item Land South of Lodge Road (below).

Members of the public wished to express their concerns with respect to the application aforementioned, the concerns raised were that the application for a stable made by a non resident would lead to development creep resulting eventually with an extra dwelling in the quiet lane. The barn appears to be a substantial size for the keeping of a single horse. A query was raised whether the entrance had been authorised by the Highway Authority as there was no drainage provision. It was noted the proposed highway entrance was shown in a different location on the submitted plan than is actually used at the site. The planning application details state the site is managed, however local residents noted they had not seen any activity on the land for many years and there is currently a dilapidated shed/outbuilding on the plot which does not appear to have been maintained.

Cllr IS believed the area to be recognised as the 'Blackwater Ridges' understanding this to incur some environmental protection from development disturbance.

Attendees were aware a similar application was made by a different applicant at the same site in June 2004 which was refused by the PA and eventually dismissed by the Planning Inspectorate on appeal. The present application did not appear to mitigate any of the reasons for the 2004 refusal and unless planning policy had changed it was considered the same criteria would apply and the application be refused again.

General opinion from the members of public attending were not in support of the application expressing concerns of an eventual dwelling at the site and a detrimental effect to the open countryside nature of the lane. There were no comments of support presented.

**The meeting was then closed for public speaking.**

**152.15 PLANNING**

**FUL/MAL/15/01097 – LAND SOUTH OF LODGE ROAD WOODHAM MORTIMER –**  
*Erection of one stable with associated feed store and tack room*

Although the Council recognised the concerns of the members of public with respect to a possible dwelling eventually appearing at the application site and affecting the rural nature

of the lane it would only make a representation on the actual proposal being that of a barn for the keeping of a horse and its suitability within the location.

The Council noted the similar application made in June 2004 which was refused by the PA and subsequently dismissed on appeal by the Planning Inspectorate in November 2005. It did not appear to Cllrs that the reasons for the previous refusal have been adequately mitigated. The council is concerned with respect to the sustainability of the development being remote from services and outside the village development boundary. It is considered the development would have a detrimental impact on the landscape and character of the lane being in a location prominently seen and believed to be considered under special protection being part of an area known as the 'Chelmer-Blackwater Ridges'. The rural countryside nature of the location would be contrary to Maldon District Councils emerging Development plan which identifies relevant suitable locations for further development. It is not associated with any existing dwelling and would therefore see an increase in vehicle movements to and from the site having an impact on the quiet narrow lane. Concern is also raised that the application does not propose any on-site vehicle parking spaces and it is considered parking on the narrow lane would be hazardous to other users.

Cllr AM abstained from voting and all other cllrs present resolved to recommend refusal to the erection of the barn for the aforementioned reasons.

### **ILLUMINATED SIGN - A414 MALDON ROAD**

It had been brought to the Council's attention an illuminated sign is being employed at the site of the car wash near the Oak Corner roundabout, the Council believe such signs require relevant planning permission and is not aware any permission has been granted. Councils asked AR to contact MDC enforcement officer for inspection and comment.

**Actions** AR to submit recommendation of refusal to Land south of Lodge Road  
AR to contact MDC enforcement officer re illuminated sign

### **153.15 CORRESPONDENCE**

#### **For Discussion:**

A letter had been received from a local Faulkland Green resident complaining that the street lights around the Green have not been working for some time. Although the Council are responsible for some street lighting in the villages those at Faulkland Green are believed to be the responsibility of MOAT Housing who inherited the liability when accepting the social housing responsibility from MDC.

**Actions** AR to advise Faulkland Green resident lighting responsibility

### **154.15 INFORMAITON ONLY**

AR advised he had not rolled out Cllr email addresses yet as he had been experiencing initial problems with the Clerk's address. The problems are associated with the type of protocol assigned by the provider, however following research AR believes the issue has been resolved and will test the new settings for 2 weeks before advising Cllrs of their own addresses and passwords.

An updated planning application had been received for 21 Conduit Lane which was put into circulation – to be resolved at the next ordinary meeting on 08 December 2015.

SP reported the layby on the A414 near Limebrook Stables needed cleansing of litter.

SP requested AR not to forward so many emails – this to be discussed further at the next meeting.

AM suggested the annual community litter pick date be revised – to be discussed at the next meeting.

**Actions** AR to contact Karen Bomford at MDC re excess litter in layby

**Date of next ordinary Meeting** - Tuesday 08 December 2015 at 7:30pm.

..... *Simon Brady* ..... (Simon Brady Chairman to the Council)

Tuesday 08 December