

Woodham Mortimer and Hazeleigh Parish Council  
**EXTRAORDINARY (PLANNING) MEETING (online via Zoom)**  
**MINUTES - TUESDAY 17 NOVEMBER 2020**  
Commenced at 7:30pm

**In attendance:** Parish Councillors; Simon Brady, Chairman (SB), Andrew Macmorland (AM), Pauline McDonald (PM), Kim McDonald (KM), Stephen Pemberton (SP), Kim Broadhurst (KB). 3 members of the public joined the meeting.  
Andrew Ritchings (AR) – Clerk to the Council recording proceedings.

**126.20 APOLOGIES OF ABSENCE**

Parish Cllr Richard Britton gave apologies as he is still experiencing technical difficulties joining the meeting via Zoom.

**127.20 DECLARATIONS OF INTERESTS**

AM declared a non-pecuniary interest to Planning Item Elms Barn

**128.20 PUBLIC FORUM**

A member of public attended the meeting to provide information about Planning Application 20/01106 Oak Corner Cottage. Various items of the Application were clarified and discussed with Cllrs.

**129.20 PLANNING**

**20/01106/FUL – OAK CORNER COTTAGE SOUTHEND ROAD WOODHAM MORTIMER**  
– *Erection of a 2-bed dwelling.*

Details of the application were discussed and concerns were raised by some Cllrs in respect to the location of a proposed new highway exit/entrance in proximity to the Oak Corner Roundabout onto the Southend Road; difficulties associated with access to transport services, the sustainability of the site remote from the village community being outside of the settlement boundary and the detrimental effect on the adjacent Grade II Listed Building. The size of the proposed loft room was considered disproportionately large heightening the roof line and having further impact on the adjacent listed building and surrounding environment.

Some Cllrs thought the design was of good quality, were sympathetic to the desired preference for the applicants to remain in the village and supported the application. Other Cllrs felt reasons for the 2013 previously refused application by the LPA had not been fully addressed; although the revised footprint resides further from Southend Road this application positions the new proposed dwelling closer to the existing Grade II listed building therefore having a greater detrimental impact on its character.

As there were differing opinions a vote was taken with a majority of 3 recommending refusal against 2 recommending granting. It was therefore resolved that the Parish Council recommend REFUSAL for the following reasons, it is considered the introduction of a new highway access close to the Oak Corner Roundabout would create a hazardous entry/exit onto the existing highway, the effect of the new property on the adjacent Oak Corner Cottage dwelling due to its scale and location would have a detrimental visual impact on the Grade II listed building and the street scene. The site being outside of the Village settlement boundary is considered to be in an unsustainable location remote from the Village community.

**20/01103&4/HOUSE – ELMS BARN LODGE ROAD WOODHAM MORTIMER** – *Erection of single storey garaging for vehicle storage.* Cllrs considered the proposals to be remote from interference with the surrounding environment and designed with sympathetic character to the existing outbuildings. All Cllrs recommend GRANTING permission.

**130.20 INFORMATION ONLY**

Further to information received by the Council, Cllrs were disappointed to hear that some residents close to the site of recent Planning Applications had not been directly advised by the Planning Authority. Cllrs understood it was a general policy of the LPA to advise directly affected neighbouring property owners. Advice would be sought from District Cllr Jarvis at the next meeting and Clerk would insert relevant advice for affected residents to contact the Council in the next available Parish Magazine.

.....*Andrew Ritchings*..... (Clerk to the Council) 08 December 2020