

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 10 FEBRUARY 2026

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

In attendance: Parish Cllrs: Simon Brady (SB presiding), Graham Harle (GH), Kim McDonald (KM), Pauline McDonald (PM), Peter Harland (PH), Stephen Pemberton (SP). County Cllr Jane Fleming (JF), District Cllr Simon Morgan (SM).
Andrew Ritchings (AR) Clerk to the Council recording proceedings.

12.26 APOLOGIES OF ABSENCE

No apologies received

13.26 DECLARATIONS OF INTERESTS

PH declared a pecuniary interest in Planning Item 25/00116 being the owner of the property subject to the application.

14.26 PUBLIC FORUM

There were no members of the public in attendance.

15.26 PREVIOUS MINUTES

Minutes of Ordinary Council Meeting 13 January 2026 as proposed by PH and seconded by SP were approved as a true record of events by all Cllrs present at that meeting.

16.26 PARISH COUNCILLOR VACANCY - The Council noted the resignation of Parish Councillor Lorraine Cobb. SB expressed thanks for Lorraine's commitment and valuable contributions during her time in office. A notice to fill the vacancy has been placed on the Council's website; if after a period of 14 days ten local government electors for the parish of Woodham Mortimer have not made a request asking for an election to be held, the Council may co-opt a new Cllr. The 14-day period expires on 25/02/2026.

17.26 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 APPROVED 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**

25/00956/HOUSE - KINVARA MANOR LODGE ROAD HAZELEIGH - *Single-storey rear extension to form a gym.* **APPROVED 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.* **LPA Deadline 17/02/2026.** Cllrs consider the introduction of renewable energy sources in appropriate locations to be priority investment for long term resources, future proofing nationally generated energy, a proportion of which is currently imported. The Council therefore recommends GRANTING the application. Following the Community Benefit Fund received from the large solar farm installed on land in Hazeleigh Cllrs decided to seek whether similar funds could be received from the benefits gained from this project; Cllrs PH and GH to make further enquiries.

SOLAR FARM AT LAND ALONG OLD LONDON ROAD MALDON – Community information event consultation 22/01/2026. PH and SB attended a public engagement meeting in Woodham Walter where questions were raised by interested parties, many raised concerns about the effect on the local wildlife habitat. PH and SB raised the profile of Community Benefit Funds that were granted to the Parish Council associated with the Hazeleigh Solar Farm and whether similar funds will also be available for the benefit of the community to help offset the impact of the development. The Council await specifics of the Planning Application in order to appraise the full details during the formal consultation period.

Prior to considering the next two applications for The Old Forge, Cllr Peter Harland having declared a pecuniary interest departed the building and took no part in discussions.

25/01106/HOUSE - THE OLD FORGE CHELMSFORD ROAD WOODHAM MORTIMER - *Single storey rear extension, fenestration and internal alterations and changes to the front boundary.* Given this application is a re-submission of previously LPA approved application 23/00114/HOUSE without any amendments, Cllrs recommend GRANTING the application.

25/01107/LBC - THE OLD FORGE CHELMSFORD ROAD WOODHAM MORTIMER - *Single storey rear extension, fenestration and internal alterations and changes to the front boundary.* Given this application is a re-submission of the previously LPA approved application 23/00115/LBC without any amendments, Cllrs recommend GRANTING the application.

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.* - Due to the number of documents included in this application Cllrs decided to defer a decision until the next meeting to allow all Cllrs time to fully understand the variation of condition.

25/00492/PACUAR - LAND NORTH EAST OF WOODHAM MORTIMER LODGE LODGE ROAD WOODHAM MORTIMER - *Prior approval application for change of use of an agricultural building to one dwellinghouse (Use Class C3).* Appeal Ref: 6002783 **TO BE DETERMINED BY THE PLANNING INSPECTORATE**

25/01091/HOUSE - CHEADLE 37 CONDUIT LANE WOODHAM MORTIMER - *Single-storey side and rear extension with pitched roof and rooflights; Extension of roof form to rear roof slope; new porch and two bay windows to front elevation; alterations to fenestration; removal of chimney; demolition of existing outbuildings and replacement outbuilding to rear garden.* Cllrs do not consider the modifications to be out of keeping with other properties or to be detrimental to the existing street scene and recommend GRANTING the application.

25/00997/FUL LAND ADJACENT TO OAK CORNER COTTAGE SOUTHEND ROAD WOODHAM MORTIMER - *Erection of a new self-build dwelling and associated works Location.* Following mixed opinions in respect to the details of this application a vote was taken, and a majority decision was resolved to recommend REFUSING the application for the following reasons: The Council considers that a new dwelling outside the defined Village settlement boundary would represent development in an unsustainable location, physically detached from the established community and local services. By reason of its scale and siting, the proposal would result in harmful visual intrusion, adversely affecting the setting of the adjacent Grade II listed Oak Corner Cottage and the character of the surrounding street scene. Furthermore, use of the proposed access to serve an additional dwelling, in the context of increasing traffic flows along the A414 and Southend Road, is considered likely to intensify turning movements and give rise to highway safety concerns.

18.26 ROYAL OAK QUARRY - *Review of public access restoration plans.* There had been no response from ECC to AR's further clarification of public access request. PM and SB recall meetings with the quarry operators some years ago that public access land would be made available at the end of extractions. AR will review old correspondence seeking evidence of any agreements.

19.26 COUNTY AND DISTRICT COUNCILLOR REPORTS

SM advised the District Council will be meeting to discuss the budget for financial year 2026/27, they are proposing a Council Tax rise of 3%. The senior enforcement officer has departed from the Council which means a period of change while new recruitment is ongoing. JF advised she had attended transport meetings and was encouraged to report funding contributions from various parishes have resulted in the extension of some bus routes. JF also advised the County Council is proposing an increase of 3.95% for Council tax year 2026/27.

20.26 FINANCIAL MATTERS

Third quarter account review – Cllrs reviewed the accounting analysis and bank statements for financial activities up to 31/12/2025 which raised no matters of concern.

Balance of Accounts

Unity Trust Instant Access Savings Account	£5,598.17
Unity Trust T1 Current Account	£912.57
Unity Trust Community Benefit Account	£84,876.34
Total funds on deposit	£91,387.08
Lloyds Debit Card	ZERO

Authorisation of payments (inclusive of VAT where applicable)

Village Hall hire (March 2023 to March 2025)	£275.00
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Cllrs approved a quotation from Hayesdec Painting & Decorating to coat the Council's two bus shelters with appropriate products to help removal of any future graffiti vandalism should it occur.

The above review, payments and quotation were approved by all Cllrs as proposed by GH and seconded by KM.

Transactions since the previous meeting

Choice Stationery printer ink	–£14.59
MS365 monthly account fees	–£35.57
Unity Trust Bank monthly service charge	–£6.00
Lloyds Debit fee	–£3.00

21.26 HIGHWAY MATTERS

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

The Council received and reviewed further correspondence relating to claimed private vehicular rights over Public Footpath 11. Members noted the information provided advising The Parish Council does not determine private property rights and will make no amendment to its records at this stage.

A414 Chelmsford Road – *hedge encroachment between Zara Restaurant and gravel pit (EH ref: 2942385).* It has been noted that the encroaching foliage has seen maintenance operatives cutting the hedge.

Conduit Lane – *Mobility vehicle/wheelchair access to bus stop.* Essex Highways have advised the request for a dropped kerb is unable to be progressed in this financial year, however the request will be placed on the Local Highways Panel list of schemes for potential delivery in the next period pending the outcome of the Local Government Review.

A414 Chelmsford Road – *Sunken drains.* Highways Operatives have been noted working at the site of the drains which appear to have been repaired.

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.*

22.26 MAINTENANCE OF BUS SHELTER BRICKWORK – A contractor estimate to apply anti-graffiti coatings has been accepted and will be completed once improved weather persists.

23.26 INFORMATION ONLY

The following application was received after the agenda had been published and will be discussed at the next meeting – **26/00081/HOUSE – NORTH VIEW BURNHAM ROAD WOODHAM MORTIMER MALDON** – *single storey rear extension with roof lights, single storey side porch extension, front infill extension.*

Cllrs considered whether a review of the PC website is required to promote a more modern updated look. Resolved to view the website and content.

Further to SM's mention that MDC legacy funds might be available as the district approaches the result of the Local Government Review and disbandment of the District Council. PH suggested funds could be utilised for the installation of white palisade gating structures located on the highway verges entering Woodham Mortimer. PH & GH to seek further details.

Date of next scheduled meeting 10/03/2026.

..... *Simon Brady*..... (Chairman to the Council) 10/3/2026