

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 13 JANUARY 2026

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

In attendance: Parish Cllrs: Simon Brady (SB presiding), Lorraine Cobb (LC), 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.

1.26 APOLOGIES OF ABSENCE

Parish Cllr Graham Harle was unable to attend due to business commitments. Parish Cllrs Kim and Pauline McDonald were unable to attend due to travel restrictions.

2.26 DECLARATIONS OF INTERESTS

No declarations were made by Cllrs.

3.26 PUBLIC FORUM

There were no members of the public in attendance.

4.26 PREVIOUS MINUTES

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

5.26 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 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. Ref: APP/X1545/W/25/3372731 Start date 16/09/2025. **APPEAL ALLOWED by the Planning Inspectorate.**

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.* The application was **CONSIDERED NOT LAWFUL BY THE LPA**

25/00956/HOUSE - KINVARA MANOR LODGE ROAD HAZELEIGH - *Single-storey rear extension to form a gym.* **TO BE DETERMINED BY THE LPA**

6.26 ROYAL OAK QUARRY – *Review of public access restoration plans.* – Following completion of extraction at the quarry scheduled February 2029 an area of the land when restored is identified as ‘amenity’ on an application plan. The definition of amenity in terms of planning restoration can mean: Landscape enhancement, habitat creation, visual improvement, and low-intensity after-use. The Council is seeking to clarify whether this area of land will be public open space, and AR will contact the planning authority for complete clarification.

7.26 COUNTY AND DISTRICT COUNCILLOR REPORTS

District Cllr Simon Morgan advised Maldon District Council will be meeting in early February to discuss the budget requirements for finance year 2026/27 and indications are an increase of 3% is likely. Due to changes to the National Planning Policy Framework, it seems unlikely the District Council will be able to complete their Local Development Plan in time for the Local Government Review potentially meaning the Council will not have a 5-year housing plan. This has resulted in some speculative planning applications which have been refused by committee decisions contrary to Planning Officer recommendations.

County Cllr Jane Fleming was pleased to announce the Department for Transport has graded Essex County Council as a ‘green’ County meaning Essex has been judged to be one of the top councils nationally for road maintenance, both in terms of current performance and future planning. The grading strengthens ECC’s position for future funding opportunities as it is seen to be a respected responsible highway authority.

8.26 FINANCIAL MATTERS

Balance of Accounts

Unity Trust Instant Access Savings Account	£5,598.17
Unity Trust T1 Current Account	£971.73
Unity Trust Community Benefit Account	£84,876.34

Total funds on deposit	£91,446.24
Lloyds Debit Card	ZERO

Authorisation of payments (inclusive of VAT where applicable)

Navigating the Planning System (PH training course)	£118.00
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Transactions since the previous meeting

Lloyds Debit card fee and MS365 Accounts	-£38.57
Unity Trust Bank monthly service charge	-£6.00
Clerks Salary	-£822.68
HMR&C PAYE Tax	-£205.60
Work from home allowance	-£52.00
Hurdlemakers/Defib Warehouse defibrillator pads/battery	-£418.00
Instant Access Savings Account interest	+£36.43
Community Benefit Fund Account interest	+£465.19

The above accounts and payment were approved as proposed by SP and seconded by LC. AR advised the form for the additional Community Benefit Account (higher interest) has been returned to the Councils banking provider and is waiting for the account to be opened.

9.26 HIGHWAY MATTERS

Footpath 11 Hazeleigh (Dragons Path) – *gate restriction and return to previous character.* No activity.

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.

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. AR asked if the LHP was now obsolete, JF advised although unlikely any progress will be made the LHP has not yet been disbanded.

- **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 Post Office Road.*
- **A414 40mph Speed limit** – *between Post Office Road and Limebrook Farm.*

10.26 MAINTENANCE OF BUS SHELTER BRICKWORK – No activity.

11.26 INFORMATION ONLY

The following application will be discussed at the next meeting:

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.

The Council are aware that parishioners have been notified by developers of the proposed Solar farm at Land along Old London Road; a representative from the Parish Council will attend the community engagement event and the proposals will be discussed at the next meeting.

Date of next scheduled meeting 10/02/2026

..... (Chairman to the Council) 10/02/2026