

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – MONDAY 07 JULY 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), Stephen Pemberton (SP). District Councillors Simon Morgan (SM) and Mark Durham (MD), Andrew Ritchings (AR) Clerk to the Council recording proceedings.

85.25 APOLOGIES OF ABSENCE

Apologies were received from Parish Cllr Lorraine Cobb and County Cllr Jane Fleming.

86.25 DECLARATIONS OF INTERESTS

None declared.

87.25 PUBLIC FORUM

On behalf of public members of the villages Cllr Pauline McDonald asked District Cllrs why there had been no communication about the change in refuse collection times. District Cllr Simon Morgan advised that the District Council have taken the decision to provide the information on the Councils website only in order to saving printing costs. Cllr McDonald advised that a parishioner has kindly produced and printed a leaflet of the changes for distribution around the village and everyone asked that thanks be passed to the community minded resident for their efforts.

88.25 PREVIOUS MINUTES

Minutes of Ordinary Council Meeting 10 June 2025 as proposed by GH and seconded by KM were agreed as a true record of events by all Cllrs at that meeting.

89.25 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*

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.*

REFUSED BY THE LPA

25/00160/FULM – LAND SOUTH OF WYKE HILL AND LIMBROOK 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

25/00492/PACUAR - LAND NORTH EAST OF WOODHAM MORTIMER LODGE LODGE ROAD WOODHAM MORTIMER MORTIMER - *Prior approval application for change of use of an agricultural building to one dwellinghouse (Use Class C3. LPA Deadline 16/07/2025 TO BE DETERMINED BY THE LPA.*

25/00454/HOUSE – CHURCH COTTAGE LODGE ROAD HAZELEIGH CHELMSFORD – *Single storey extensions on both side elevations, with addition of roof lights on western elevation and window alterations. LPA Deadline 18/07/2025 TO BE DETERMINED BY THE LPA*

22/00344 – LAND ON SOUTH SIDE MALDON ROAD WOODHAM MORTIMER – *Change of use of land for 2 Gypsy/Traveller pitches comprising the siting of 1 mobile home, 1 touring caravan per pitch, alongside the formation of permeable hardstanding. Approved by the Planning Inspectorate on 21/08/2023 Appeal No. APP/X1545/W/22/3308046. To discuss whether The Council should seek a repeal of the Approved Planning Application*

Cllrs resolved not to make any further comments until the ongoing legal dispute has been concluded. The Council will, however, make further enquiries with the Environment Agency associated with parishioner concerns of contaminated land around the site subject to the Planning Application.

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* - Considering the secluded nature of Badgers Hall with its already ample screening Cllrs considered there would not be any detriment to the current street scene or surrounding environment and recommend GRANTING the application.

25/00523/FUL – CAFÉ AND OFFICES AT CLAREMONT GARDEN CENTRE BRYANTS LANE WOODHAM MORTIMER MORTIMER – *Construction of a single storey outbuilding as an extension to existing bakery facilities. LPA Deadline 29/07/2025* - Cllrs understand the Tin Roof Café to be a successful thriving business and support an application that provides sustainability and potential increased employment in the area and recommend GRANTING the application. The Council do still however have concerns over the existing single access from Bryants Lane, the access causes residents of the lane much inconvenience and an increase in patronage is likely to provide even more challenging journeys to and from their properties along with potential hazardous grid lock situations. An appropriate solution should be sought that would allow better traffic flow entering and exiting the site.

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* - Cllrs recommended approval of the previous application to convert the barn to a dwelling at this site, and are not aware of any historic significance of the barn, therefore it is considered that the demolition is an acceptable substitute than a conversion of the barn and recommend GRANTING the application that would enhance the general appearance and provide a sustainable use of the existing site particularly as the proposed new dwelling will retain the barn character.

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 - Given the number of new dwellings already built and approved around the Wyke Hill South Maldon Garden Suburb area. The Council do not believe there is adequate infrastructure in place to be able to accommodate another large estate of dwellings on the border of Maldon Town. Cllrs have concerns over the lack of any proposed medical facilities, schools and additional public transport to support the continued expansion of Maldon. The existing road network to and from the town will become grid locked and without the consideration of a Maldon bypass the increase of traffic combined with the heavier character of newer electric vehicles is likely to put further strain on the existing road and bridge network. At times of accidents and maintenance work on the major A12 route Maldon already experiences rat-runs and the addition of extra dwellings on the outskirts of the town will exacerbate the situation. For the reasons aforementioned Cllrs recommend REFUSAL of the application.

90.25 COUNTY AND DISTRICT COUNCILLOR REPORTS

SM advised MDC have recently been discussing various options of the Local Development Plan and they are moving closer to an overall strategy which will receive final approval at a forthcoming meeting. SM also advised funds will shortly be available for Community Benefit projects, a question was asked whether funds would likely be available in order to purchase land for the use of allotments. SM advised MDC have yet to be advised how much money is going to be available so the Council will wait until further details become available before discussing the matter further.

MD advised central Government is shortly meeting to finalise the new roles of Local Planning Authorities following the publication of their white paper outline planning procedure changes. MD also advised that no more applications will be added to Local Highways Panel of Schemes as it will be wound down within the next 2 year before reforms enacted by the Local Government Review are implemented.

91.25 FINANCIAL MATTERS

Cllrs reviewed the report provided by AR of the Councils 1st Quarter (April-June) financial business, which raised no matters of concern. Bank statements will be scrutinised for approval at the next meeting.

Balance of Accounts

Unity Trust Instant Access Savings Account	£8,017.20
Unity Trust T1 Current Account	£989.49
Unity Trust Community Benefit Account	£84,134.63
Total funds on deposit	£93,141.32

Authorisation of payments

Donation to Parish Magazine running costs	£200.00
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Transactions since the previous meeting

Clerk work from home allowances	-£52.00
Clerk quarterly salary	-£822.68
Clerk HMR&C PAYE	-£205.60
Lloyds debit card fee	-£3.00
Unity Trust Bank service charge quarterly charge	-£6.00
Instant Access savings account interest	+£48.56
Community Benefit Fund account interest	+£134.63

The above account balances were agreed by all Cllrs present as a true representation of the Council's current financial situation.

Latest savings account interest rates were advised by AR along with details of other savings accounts that are available from the Councils current banking providers. Cllrs to review rates and discuss at the next meeting.

92.25 **COMMUNITY BENEFIT FUNDS**

To consider contributing a sum towards Parish Magazine running costs

Cllrs discussed the first use of the recently received Community Benefit Funds associated with the solar farm in Hazeleigh and resolved to make a donation towards village magazine running costs as it is understood the newsletter is widely read and considered to be a significant benefit to parishioners. The sum of £200 was proposed by SP seconded by KM and agreed by all.

To consider the purchase of land for parishioner allotment use

A proposal to utilise Community Benefit funds in order to purchase land for the use of parishioner allotments was debated at length, it was concluded that the cost of procurement would be prohibitively too high and there does not appear to be any evidence that allotments are required in the villages or allotment provision have been requested.

PH proposed to explore further and seek LR documents, this was not seconded by any other Cllrs a 2nd proposal not to explore further due to expense and lack of need by was proposed by GH seconded by SP with majority of Cllrs in agreement of second proposal. It was therefore resolved not to explore the purchase of land for parishioner allotment at this time.

93.25 **HIGHWAY MATTERS**

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

Vehicle Activated Speed Sign A414 adj Oak Manor Chelmsford Road. – VAS Installation to be continues. Working party to meet and provide an update at the next meeting.

A414 Chelmsford Road – hedge encroachment between Zara Restaurant and gravel pit (EH ref: 2942385). No activity to report.

A414 Maldon Road Central island Crossing between Crematorium and Church –

Discussions between the Highway Authority and crematorium developers are ongoing which will hopefully reach an appropriate solution so the crossing point can be opened.

Conduit Lane – Mobility vehicle/wheelchair access to bus stop. County Cllr Jane Fleming to provide update in due course.

As advised above by DM no more highway related requests will be accepted onto the LHP, the current fund allocation will soon be depleted, which means the following schemes are unlikely to be delivered:

Footway Defect A414 – Foliage/soil restricting width of footway/pavement between Tom Tit 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.

94.25 **MAINTENANCE OF BUS SHELTER BRICKWORK - Updates.** GH has provided a comprehensive risk assessment for the working party to complete painting work, paint products will be advised and ordered and a date of works will be scheduled.

95.25 **BUS STOP BENCH – Purchase of seating via County Cllr Locality Fund.**
SB to identify respective bench prior to contacting a reputable installer.

96.25 **INFORMATION ONLY**

Historically the Council has recessed for the summer, however due to the number of items regularly appearing on agendas the last 2-years have seen the Council meet in August and it

was decided another August meeting would be beneficial otherwise the length of time to a September meeting could mean an extensive agenda continuing late into the evening. Therefore, the next scheduled meeting will be Ordinary Parish Council Meeting 12/08/2025. The following application was received after the Councils Agenda was published and will be discussed at the next meeting:

25/00580/HOUSE – PLACE LODGE RECTORY LANE WOODHAM MORTIMER - *First floor extension to existing garage. Single storey front & side extension including replacement porch. Alterations to materials and fenestration with addition of solar panels to existing rear roof.*

..... *Simon Brady*..... (Chairman to the Council) 12/08/2025