

Woodham Mortimer With Hazeleigh Parish Council

ORDINARY MONTHLY PARISH COUNCIL MEETING

MINUTES - TUESDAY 08 SEPTEMBER 2015

Convened at Woodham Mortimer Village Hall 7.30pm

In attendance

Parish Councillors: Simon Brady (Chair)(SB), Stephen Pemberton (SP), Andrew Macmorland (AM) Ian Spurr (IS). District Cllr Penny Channer arrived during item 115.15
Andrew Ritchings (AR: Clerk to the Council recording proceedings)

One member of the public attended

104.15 APOLOGIES OF ABSENCE

Parish Councillors Kim and Pauline McDonald (holiday), Kim Broadhurst (work obligations).

105.15 DECLARATIONS OF INTEREST

AM declared a non-pecuniary interest to agenda item 108.15 Land adjacent The Grange as he conducts some business with the landowner not associated with the application.

IS declared a non-pecuniary friend association interest to agenda item 108.15 Hill Place.

106.15 OPEN MEETING TO THE PUBLIC

A member of the public attended the meeting informing Cllrs that technicality concerns have been raised with respect to recently approved application FUL/MAL/15/00338 – LYNFIELD POST OFFICE ROAD WOODHAM MORTIMER, the technicality involves the application specifying 3 bedroom properties although it appears the plans and application details indicate the properties to be 4 bedroom, this affects vehicle parking allowance which is considered to be substantially confined. Member of Parliament Priti Patel has taken an interest in the decision and is in contact with officers at the Planning Authority. It is expected a definitive clarification of bedroom allocations can be qualified. MDC Replacement Local Plan sets out off street parking provisions in Policy T8.

Close meeting for public speaking

107.15 PREVIOUS MINUTES

AM proposed and SP seconded that the minutes of the Council Meeting held on 14 July 2015 were a true record of events, this was agreed by all cllrs present at that meeting and duly signed by the Chairman.

108.15 PLANNING

LAND OPPOSITE MILL COTTAGE – The Council had been informed that concrete pipes had been seen on the verge at the site of the refused vehicle entrance opposite Mill Cottage in Burnham Road indicating the possibility of culvert works. Essex County Council Flood Management have confirmed that no consent for works has yet been received and no breach of the watercourse has occurred.

OUT/MAL/14/01103 – LAND SOUTH OF WYCKE HILL AND LIMBROOK WAY

MALDON – *Outline application for up to 1,000 dwellings, employment area, primary school, open space, allotments sports playing field, landscaping, vehicle access onto existing highway network and associated infrastructure, including footway link from Royal Oak PH and provision of Public Rights of Way linking Maldon to Purleigh.* **DECISION TBA FROM PLANNING AUTHORITY.** Further to the previous meeting where cllrs indicated the conditions of a s106 agreement would be examined it appears from the details that no specific condition has been allocated to the proposed footway between the Royal Oak PH and Maldon or the public footpath creations behind the Royal Oak and a continuation of a used path along the old railway line to Purleigh. Cllrs instructed Clerk to seek clarification from the Planning Authority.

FUL/MAL/15/00146 – LAND NORTH EAST OF WOODHAM MORTIMER LODGE, LODGE ROAD, WOODHAM MORTIMER – *Brick pier and metal entrance gates to barn site. Alterations to internal arrangement including foaling box and alterations to fenestration (retrospective).* **DECISION TBA FROM PLANNING AUTHORITY**

FUL/MAL/15/00318 – SOUTHWOODS, HAZELEIGH HALL LANE, HAZELEIGH – *Erection of 2 agricultural buildings – reception building/staff facilities and agricultural store.* **DECISION TBA FROM PLANNING AUTHORITY**

HOUSE/MAL/15/00672 & LBC/MAL/15/00673 – HILL PLACE RECTORY LANE WOODHAM MORTIMER – *Extension to listed building.* There was a difference of opinion between cllrs with respect to a perceived loss of characteristic to the building having a detrimental effect to the whole site, voting took place by show of hands resulting in a tied vote, the Chairman exercising his casting right resolved for the Council to support the application.

HOUSE/MAL/15/00692 – LAND ADJACENT THE GRANGE SOUTHEND ROAD WOODHAM MORTIMER – *Conversion of barn to residential annexe, demolition of outbuilding with replacement outbuilding to serve the dwelling and annexe.* All cllrs believed the proposals would be an improvement to the site and supported the application. AM abstained from making a recommendation.

HOUSE/MAL/15/00753 – OROTAVA POST OFFICE ROAD WOODHAM MORTIMER – *Extension to listed building.* The Council supported the application and recommend the Planning Authority to impose a condition to the granting of approval seeking to maintain that the property remains a single dwelling.

AGR/MAL/15/00048 – SOUTHLANDS BRYANTS LANE WOODHAM MORTIMER – *Agricultural barn for the storage of arable crops and associated machinery.* **APPEAL WITH THE PLANNING INSPECTORATE**

FUL/MAL/15/00819 – LYNFIELD POST OFFICE ROAD WOODHAM MORTIMER – *Variation of condition 2 of approved planning permission FUL/MAL/15/00338. Variation: addition of a garden room to the rear of each dwelling.* The original application 14/01225 was refused under policies BE1 of the Maldon District Replacement Local Plan and D1 of the Maldon District Submission Local Development Plan due to its scale, bulk and mass appearance resulting in a cramped, contrived incongruous form of development. The following approved application 15/0038, in the Councils opinion did little to address the aforementioned characteristics and therefore the Council has no doubt this application should be refused as the new footprint would be insignificantly different to that originally refused resulting in development creep similar in size to the refused application. The allowance of any further development other than is already approved would be detrimental to this limited space boundary area and surrounding environs. All cllrs recommended refusal of the application.

Actions AR to contact PA re: Land South of Wyke Hill and PROW
AR to forward consultation responses as above

109.15 DISTRICT COUNCILLORS REPORT

County Councillor Penny Channer in attendance advised that the Local Development Plan is still with the Planning Inspectorate awaiting a decision.

Trading Standards have been very active and will soon be releasing a report covering various issues in particular rogue traders.

Early discussions are taking place between Essex County Council and Unitary Authorities exploring the possibility of joint projects in order to manage public money and services more efficiently.

110.15 HIGHWAY MATTERS

Lodge Road - verge defects - from its junction with the A414 to Hazeleigh Hall Lane - Enquiry 2319066 - (HA assessed 06/11/2014) – no further activity.

Bryants Lane - verge defects - from outside Claremont Nursery to the first house on the left hand side – Enquiry 2319059 - (HA assessed 07/11/2014) – no further activity.

Footpath 11 Hazeleigh – *flooding issues southern side of nature reserve* reported by local resident **Enquiry 2391077** (reported 12/03/2015 assessed 03/07/2015) – to be monitored.

Footpath 20 Woodham Mortimer (*between Rectory Lane and Burnham Road*) damaged footbridge **Enquiry 2399832** – the footbridge has now been repaired.

B1010 Oak Corner – *missing signage* - **Enquiry 2324291** (reported 28/01/2015) repair scheduled awaiting notification.

Public Rights of Way - A member of the public asked the Council to seek replacement finger posts which are missing from Public **Footpath 13 Hazeleigh** at the junction of Goat House Lane and public **Footpath 22 Woodham Mortimer** at the junction of Burnham Road opposite Rectory Lane, the Council asked the Clerk to report the missing posts on the ECC highways website.

Lodge Road – excess surface water – A member of the public had contacted the Clerk with respect to a long term problem of persistent running water on the highway from the junction of Hazeleigh Hall Lane, AM informed the Council he has reported this issue numerous times and the respective Essex & Suffolk Water Authority have always insisted it to be surface water, this is disputed by the Council and AM will again speak to E&S Water.

Actions AR to report missing finger posts
AM to contact E&SW

111.15 CORRESPONDENCE

For Circulation: The following items were put into circulation for Cllrs perusal: MDC T&CPA 1990 lists w/ending 17, 24, 31 July, 07, 14, 21, 28 August and 04 Sep 2015; Visit Essex – Touring Film Festival; Essex Playing Fields – newsletter; MDC Conservation Design Awards proposals; Broxap – street furniture brochure; EALC – County Update newsletter; MDC – Heritage open days flyer; MDC – Report of the Council Jun/Jul/Aug

For Discussion:

Dog waste bins – Following the confirmation by Maldon District Council that waste bins provided in April were provided by the District Council the respective officer offered to relocate one of the bins. The Parish Council had requested an additional bin to be located in Post Office Road at the entrance/exit to Footpath 15 Woodham Mortimer close to the junction of Conduit Lane. Had MDC consulted the PC initially they would have been able to recommend the most suitable locations as previously discussed in 2013 with other MDC officers. It is quite likely the public are now using the bins and the PC would not want to remove an item considered beneficial to the village.

MDC Play Areas – a request by Childs Play seeking locations of Council play areas was considered by Cllrs – the Parish Council are not responsible for any play areas.

DHGLC – meeting 16 September 19:30 Church Road St Lawrence, no cllrs would be able to attend this meeting.

Priti Patel letter – a response to the Councils letter regarding concerns of present and future vehicle numbers and the lack of attention given to the issue in the MDC Development Plan had been received from Member of Parliament Priti Patel which had been circulated to cllrs on 25/08/15 and did not require further correspondence.

Essex Air Ambulance – the Council resolved as per previous requests only to grant/donate monies to organisation/causes directly beneficial to the villages.

EALC – 70th Annual General Meeting – no cllrs would be able to attend this meeting.

MDC – Development Plan Consultation – this document received from MDC required discussion at the October meeting - the contents to be circulated for examination.

Actions AR to contact MDC re: Dog waste bins

112.15 NEIGHBOURHOOD PLANNING SCHEME

Cllr Kim McDonald reviewing the details of the neighbourhood planning scheme is currently on holiday and the item is to be carried over to the October meeting.

113.15 BALANCE OF ACCOUNTS

AR reported account balances of: Tailored Account: £1102.57 and Tailored Deposit Account £4407.30

114.15 AUTHOURISATION OF PAYMENTS

A & J Lighting Solutions (SO) Aug & Sept	27.60	(23.00)
E.ON non-metred electricity (DD) August & Sept	28.72	(28.72)
DHGLC – affiliation fee	15.00	

The above payments proposed by IS and seconded by SP were authorised by all cllrs.

115.15 LAND REGISTRY E-BUSINESS SERVICES

AR advised he had downloaded the relevant application form for opening an account with Land Registry, it is possible to use LR services without an account via their website, however AR advised that the e-business account offers a 'map search' facility which is very useful for non-residential property searches which could be of benefit given the Council's rural location. There is no cost for setting up an account and the Council is required to complete a Variable Direct Debit meaning fees are automatically deducted from a nominated account on completion of an online transaction. Current costs for a registration plan and registered property details are £3.00 per item, should any documents be required this would be authorised as usual at Parish Council meetings under its usual 'authorisation of payments' agenda item. All cllrs agreed and AM & SB completed the application form as the Parish Council recognised signatories.

Actions AR to post relevant LR application form

116.15 PARISH COUNCIL EMAIL

AR advised that having conferred with the EALC any business conducted on behalf of the Council is subject to Freedom of Information requests including personal email address searches if being used for Council activities. The Council resolved to progress with setting up its own domain name and allocate Cllrs with their own parish council email addresses which they believed would provide a distinct separation from their own private addresses and also appear more professional when corresponding on behalf of the Council. IS proposed and SP seconded to contact the relevant provider for set up as aforementioned which was agreed by all.

Actions AR to contact service provider to initiate Council domain name and email address provision

117.15 PUBLICATION SCHEME

No amendments had been advised by Cllrs following the circulation of the Councils intended Publication Scheme and AR provided calculated data with respect to printing costs which is required to be published when hard copy sheets of information are requested. Costs have been calculated to be 36.52p per page and cllrs agreed to set hard copy supply of information to requestors at 37p per sheet. AR would update the publication scheme document for adoption as the October meeting.

Actions AR to update publication scheme document for adoption at next meeting

118.15 INFORMAITON ONLY

FUL/MAL/15/00909 – 21 CONDUIT LANE WOODHAM MORTIMER – *Conversion of existing dwelling to former use as two dwellings with additional two storey rear extension to the east unit.*

HOUSE/MAL/15/00797 – THE MAPLES BRYANTS LANE WOODHAM MORTIMER – Single storey rear extension & alterations.

The above 2 new planning application consultations had been received after the September agenda had been published and would be circulated to cllrs. The Chairman would decide if an extraordinary meeting was required in order to make a representation within the Planning Authority due receipt date. Otherwise a decision would be resolved at the October meeting.

Date of next Meeting Tuesday 13 October 2015 at 7:30pm.

..... *Pauline McDonald* (**Pauline McDonald** Vice Chairman to the Council)
Tuesday 13 October 2015