

Woodham Mortimer with Hazeleigh Parish Council

ORDINARY COUNCIL MEETING

MINUTES - TUESDAY 10 JULY 2018

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

In attendance: Parish Councillors: Simon Brady (SB) Chairman, Pauline McDonald (PM), Kim McDonald (KM), Kim Broadhurst (KB), Stephen Pemberton (SP), Andrew Macmorland (AM), Richard Britton (RB)

County Councillor Penny Channer arrived during item 112.18 Highway Matters
Andrew Ritchings (AR) Clerk to the Council recording proceedings
4 members of public

105.18 APOLOGIES OF ABSENCE

None received

106.18 DECLARATIONS OF INTEREST

AM declared a non-pecuniary interest to Planning item Kinvara - that interest being one of business association

107.18 PUBLIC FORUM

The Chairman welcomed members of the public to the meeting asking if there were any village matters they wished to raise with Cllrs. Some members of the public wished to raise concerns that large HGV and agricultural vehicles have been seen reversing into Goat House Lane from the B1010 Burnham Road, the nature of the unrestricted speed limit cross roads is considered a high risk accident location and large vehicles attempting reversing manoeuvres at this junction increases this risk at this dangerous site. Road surface conditions at various locations in Goat House Lane are currently in a poor state particularly at the cross roads and it is considered the reversing and turning of these heavy vehicles is a contributory factor in respect to the breaking up of the road surface. It has been noticed that Highway Officers have recently attended the site, marking the defective areas, suggesting the road has been identified for remedial repairs. AR will check the Essex Highways reporting website tool for any enquiry reports and scheduling of works. Cllrs advised the attendees that if they considered the manoeuvres to represent a road safety concern for all users the matter would be best reported to the relevant police department for advice and action.

A member of the public also reported the Goat House Lane street sign disappeared some time ago and would preferable to see its reinstallation. AR will report the missing sign on the Essex Highways website.

Actions *AR to check if GHL surface conditions has been reported
AR to report missing GHL street sign*

108.18 PREVIOUS MINUTES

The minutes of the Ordinary Council Meeting held on 12 June 2018 as proposed by KM and seconded by KB were agreed as a true record of events and duly signed by the Chairman.

109.18 PLANNING

OUT/MAL/15/01327 – LAND NORTH AND WEST OF KNOWLES FARM WYCKE HILL MALDON – C3 residential development (up to 320 homes) of mixed form, size and tenure, small scale B1 employment development (up to 2,000sqm), C2/D1 community uses, a new relief road to the north of A414, strategic landscaping, pedestrian and cycle linkages, estate roads, open space, drainage and sewerage (including SUDS) and other associated development. - **DECISION TBA FROM PLANNING AUTHORITY**

WOODHAM MORTIMER PLACE – Reported unauthorised development - No further activity

BRYANTS LANE WOODHAM MORTIMER – report of additional highway entrance, potential breach of condition 2 of planning application 16/00313/HOUSE – The Planning Authority considered there is no breach of planning control that can be acted upon as MDC have evidence that access to the land next door to The Willows existed before development commenced. Cllrs do not recall there ever being a highway entrance at this location and the Chairman advised he was content that a verbal conversation with the site manager that the hedge and wire gate would be restored to its pre development condition once the site is vacated would be respected.

FUL/MAL/18/00368 & LBC/MAL/18/00369 HAZELEIGH HALL HAZELEIGH HALL LANE Extension to rear of property and conversion of attic space, general upgrades and improvements throughout the property. Replacement of existing cart lodge with timber framed cartlodge - **APPROVED**

LDP/18/00453 ORCHARD HOUSE LODGE ROAD WOODHAM MORTIMER – Claim for lawful development certificate of proposed car port **REFUSED**

18/00447/FUL - LINGWOOD HOUSE HAZELEIGH HALL LANE WOODHAM MORTIMER – variation of condition 2 on approved planning permission FUL/MAL/12/00984 demolition of existing buildings and erection of detached house and double garage **APPROVED**

18/00494/FUL - LAND SOUTH OF WYKE HILL AND LIMBROOK WAY Application For Infrastructure Works, Including; Foul And Surface Water Drainage, Provision Of Highways, Proposed Site Levels And Associated Works **DECISION TBA FROM PLANNING AUTHORITY**

18/05023/DET - LAND SOUTH OF HATCH HOUSE FARM BURNHAM ROAD HAZELEIGH - Compliance Of Conditions Notification Of Approved Application Out/Mal/14/01182 (Erection Of Farm Workers Dwelling) Condition 7 - Materials. Condition 8 - Boundary Treatment. Condition 11 - Foul Treatment. Condition 12 - Surface Water Drainage **DECISION TBA FROM PLANNING AUTHORITY**

18/00425/HOUSE - HELENDENE CHIMNEY LANE HAZELEIGH Remove existing garage/workshop. Erect new garage and car port with first floor above and extending over 4m of existing bungalow **APPROVED**

18/00531/RES - LAND SOUTH OF WYKE HILL AND LIMBROOK WAY MALDON Approval of reserved matters (layout, scale, appearance and landscaping) for Phase 1 of the Eastern Parcel of the wider Land South of Wyke 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 **DECISION TBA FROM PLANNING**

18/05078/DET - LAND SOUTH OF WYKE HILL AND LIMBROOK WAY MALDON Compliance with conditions notification FUL/MAL/18/00071 (Variation of conditions 5, 13, 21, 25, 43, 53, 55, 61, 63, 67, 68, 69, 74, 81, 84 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.) Condition 45 - Trees & hedgerows. Condition 47 - Position & proposed depth of excavation trenches for all services. Condition 54 - Allotments plan. Condition 61 - Management & maintenance of all watercourses. Condition 64 - Foul water drainage. Condition 67 - Submission of archaeological assessment. Condition 68 - Secured implementation of archaeological assessment. Condition 74 - Contaminated land assessment. Condition 81 - Construction Environmental Management Plan (CEMP). Condition 84 - Superfast broadband **DECISION TBA FROM PLANNING**

18/00626/HOUSE - 3 MEARD POST OFFICE ROAD WOODHAM MORTIMER – Single storey rear extension **DECISION TBA FROM PLANNING**

Fairviews (Formerly Land Adj to Colts Pightle), Post Office Road – Reported non-compliance of conditions – awaiting Planning Authority response

18/00549/HOUSE – ROSEMARY COTTAGE 15 CONDUIT LANE WOODHAM

MORTIMER – Demolish existing detached garage and outbuildings and erect part single part two storey side and rear extensions with integral garage. - The new building appears to be substantially larger than the existing though Cllrs do not feel there is a significant impact on the existing street scene and therefore recommend GRANTING permission.

18/00464 KINVARA MANOR LODGE ROAD HAZELEIGH – Proposed two storey front/side extension with existing part roof raise - Cllrs do not perceive that the extension will have a detrimental impact on the existing surroundings and recommending GRANTING

18/00753 ORCHARD HOUSE LODGE ROAD WOODHAM MORTIMER – Proposed carport – There were no objections to the proposed carport which did not appear to impose any detrimental impact on the surrounding environment or street scene and Cllrs recommending GRANTING permission

SOUTH MALDON GARDEN SUBURB LIAISON MEETING

KB attended the above mentioned meeting in order to receive a report from the Planning Authority and the developers providing scheduling of works and associated matters.

The attendees were advised the development is intended to commence in September 2018 with first properties available for occupation in September 2019. The site would include a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments and sports playing fields. It was reported the school was not proposed to include any parking facilities and attendees wondered how this would work in practice given the school will be educating children from the Maldon area and not just from the new proposed housing. Concerns were also raised with the respect to no guaranteed medical facilities and a limited number of small business units to be provided.

Discussion continued to the highway entrances being provided into the estate, that being an additional two roundabouts on Limebrook Way between Fambridge Road and Morrisons along with a further entrance from Fambridge Road located at what is considered to be a dangerous bend.

The ongoing requested footway from the Royal Oak PH to Limebrook Way was identified as not possible due to the narrow highway verge although it is hoped a field edge footpath can be negotiated as an alternative.

The meeting concluded highlighting concern from attendees with respect to school parking and highway entrances which require further discussion at a future meeting.

Actions AR to send recommendation of granting for; Rosemary Cottage, Kinvara Manor and Orchard House

110.18 DISTRICT/COUNTY COUNCILLORS REPORT

County Councillor Penny Channer would be sending the monthly report out in due course

111.18 REVIEW AND ADOPTION OF STANDING ORDERS

The updated Standing Orders recently circulated to Cllrs were proposed by KM and seconded by RB to be adopted as read, agreed by all Cllrs and signed by the Chairman.

112.18 HIGHWAY MATTERS

A414 Maldon Road – traffic volume and unrestricted speed issues. To agree whether to propose that the Highway Authority:

- 1. extend the 30mph limit currently imposed on the A414 Chelmsford Road from Oak Corner Roundabout along Maldon Road to Rectory Lane**
- 2. introduce a 40mph limit on Maldon Road from Rectory Lane to Lodge Road**
- 3. extend the current 40mph limit on the B1418 Southend Road from The Grange to Oak Corner Roundabout** (this would reflect the same limits applied through Bicknacre and Woodham Ferrers)
- 4. introduce a 40mph limit along the B1010 Burnham Road from Oak Corner Roundabout to the crossroads at Lodge Road Goat House Lane** (this would reflect the same limits applied along the Fambridge Road Hazeleigh)

5. introduce 2 crossing points on the A414 in Woodham Mortimer;

- 1) to access the footways near Post Office Road and the bus stop opposite
- 2) to access the footways adjacent to Bryants Lane and Conduit Lane

All 5 above items as proposed by SB and seconded by KB were agreed by all Cllrs to be the items requiring improvement to mitigate current hazardous conditions endured on the A414 through Woodham Mortimer.

AR reported there had still been no response to the Council's invitation to Essex Highways for a site meeting. County Cllr Channer advised she had discussions with Mr Simmons and he was acceptable to a meeting and would be contacting the Council in due course.

AR reported a local resident who had shown much interest in the matters concerned with the A414 but unable to attend this evenings meeting has asked the Council if they intend to pursue other A414 matters such as side road junction improvements and clarification of police accident data. Cllrs advised that all matters would be raised either at or following the impending site meeting.

Lodge Road (junction with Hazeleigh Hall Lane - (enquiry No. 2438287 logged 28/12/2015) Continuous running water from ditch – no activity to report

Lodge Road – (adjacent to Old Mill House) (enquiry No. 2525149 logged 15/07/2017) rotten verge reflector posts – no activity to report

Lodge Road (junction with A414) – (enquiry No.s 20385657, 2502209,3146993)

Continuous running water from ditch adjacent to storage compound – The Council received an email from the landowner on whose land the ditch resides who had noticed the discussions regarding the ditch appearing in the village magazine. The landowner has been in frequent contact with the Highway Authority and advised them that flooding will not be alleviated until the highway authority unblock the outfall of the ditch. The ditch could be dug deeper and deeper but if outfalls are blocked then flooding will occur. The landowner is happy to attend a meeting with HA officers to show them the issue.

Lodge Road 'unsuitable for heavy goods vehicles' signage (application 28/03/2016) – Approved for delivery in the 2018/19 works programme.

Lodge Road – verge damage due to bus route utilisation – Following the requested report being supplied to the Council, Cllrs maintain their disagreement with the findings and will monitor the road for further damage and consequences due to the loss of verge. County Cllr Channer to advise surface works schedule.

Fambridge Road – vehicle speeding issues and proposed footway – advisory location and times of high speeding sent to the Community Protection Team for response.

Rectory Lane Hill Farm Bridge/Culvert No.2151 – road closure since 22/01/2013 – Cllrs have confirmed the road is now fully accessible, although it appears that some road closure signs have not been removed.

Tom Tit Lane – heavy goods vehicle signage – EH have agreed to replace the weight limit sign with an 'unsuitable for HGV' sign

Brook Cottage Burnham Road - hazardous highway entrance, visibility issues – LHP Scheme Validation Request ref: LMAL172030 dated 27/03/2018 – no further activity

A414 Chelmsford Road – (enquiry No. 2574475) 30mph limit sign damage – AR advised that the 30mph speed limit has been reported and the latest information on EH website states: "*This issue has been investigated, risk assessed and recorded in line with our Maintenance Strategy as not requiring immediate action at this time. This will be considered for inclusion in future planned works. At this stage no specific dates or timescales are available for future works at this location*".

Post Office Road – concerns of due care and attention by bus drivers – Following reports from a local resident and agreement of Cllrs that Heddingham buses are driving along Post Office Road in a dangerous manner, County Cllr PC will make further enquiries through her members route for the HA to contact the bus operator.

Actions AR to contact HA re: flooding at Lodge Road/A414 junction

113.18 FINANCIAL MATTERS

1st Quarter April-June budget review: The first quarter account statements had been disseminated to Cllrs and no matters of concern were raised, non-signatory KM scrutinised bank statements for the quarter concerned and agreed all was in order. The accounts for period 01/04 to 30/06/2018 as proposed by KM and seconded by SP were approved by all Cllrs and the accounting statement was duly signed by the Chairman.

Account Balances: AR advised account balances as follows: Unity Trust Current Account T1 (£1184.38); Instant Access Account (£4409.96) Total funds on deposit = £5594.34

Authorisation of payments: There were no payments to authorise other than to note the Standing Order Credit Card charge of £3.00 will shortly be deducted from the Current Account

114.18 PUBLIC RIGHTS OF WAY REPRESENTATIVE REPORT

The Council have received complaints that Footpath 11 Hazeleigh (from the junction of Lodge Road passing behind the old Hazeleigh churchyard) is very overgrown and difficult to access. This will be reported to Essex Highways and is hoped the Highway Authority schedule would provide a cut as soon as possible.

Actions *AM to report access problems of FP 11 Hazeleigh*

115.18 CORRESPONDENCE

Footpath 11 Hazeleigh – this matter was dealt with in item 114.18 above.

Fambridge Road – surface issues – an email received from a Purleigh resident raised concerns with the surface conditions of Fambridge Road which the Council agree required immediate attention. AR was advised to forward the points raised to County Cllr PC.

Actions *AR to forward Fambridge Road condition concerns to PC*

116.18 GENERAL DATA PROTECTION REGULATIONS

AR advised as there had been so much administration work throughout July particularly associated with highway matters no time had been spent on the Data Audit and it was hoped to be able to commence the audit during August, there being no ordinary meeting.

117.18 A414 CHELMSFORD TO MALDON OPTIONS QUESTIONNAIRE

Following a request from Essex Highways to the above mentioned A414 Strategy questionnaire dated 08/06/2018 which was passed on for Parish Councillor comments, it was agreed to delegate the Chairman to compose relevant views and comments. These comments would be sent to AR for forwarding to Essex Highways on behalf of the Council.

Actions *SB to send comments to AR for forwarding to EH*

118.18 ADVERTISEMENT OF RETAIL BUTCHER

Maldon District Council Environmental Health Officer has confirmed the a smallholding in Hazeleigh Hall Lane has been inspected, and is now registered as a food business with MDC. Lambs are taken to a reputable local slaughterhouse and appropriate records of such are kept. The meat is cut and packaged at the slaughterhouse and then appropriately stored at the smallholding. Cllrs are satisfied due processes of compliance have been inspected and approved by the relevant authority.

119.18 INFORMATION ONLY

No matters of information were raised.

Date of next ordinary meeting 11 September 2018

..... *Simon Brady*..... (Chairman to the Council) 11 September 2018