

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES – TUESDAY 10 JUNE 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). County Councillor Jane Fleming (JF), District Councillor Simon Morgan (SM), Andrew Ritchings (AR) Clerk to the Council recording proceedings.

72.25 APOLOGIES OF ABSENCE

Parish Cllrs Stephen Pemberton and Lorrain Cobb sent apologies for not being able to attend.

73.25 DECLARATIONS OF INTERESTS

PH declared a non-pecuniary interest in Highway item (*Vehicle Activated Speed Sign A414*) being the owner of a property adjacent to the prospective VAS siting.

74.25 PUBLIC FORUM

No members of the public were in attendance.

75.25 PREVIOUS MINUTES

AR advised a minor text amendment to the draft Minutes of the Annual Parish Council Meeting 13 May 2025 where it had been described as an Ordinary Council Meeting but was in fact the Councils Annual Meeting. The minutes were proposed to be approved as amended by GH seconded by PH and agreed as a true record of events by all Cllrs present.

76.25 CHANGE OF MEETING TIMES

A proposal to consider commencing all PC meetings at the earlier time of 7:00pm was not supported by PM and KM, other members did not want to pursue the proposal if two Cllrs would be unable to attend and the proposal was abandoned.

77.25 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*

24/00869/FUL - LAND ON SOUTH SIDE MALDON ROAD WOODHAM MORTIMER - *Demolish three existing buildings, redevelop the site for Gypsy and Traveller Use comprising the siting of a total of four mobile homes (including the retention of two existing mobile homes allowed on appeal under application ref. 22/00344/FUL), use of existing hay store building for storage together with associated facilities and landscaping. WITHDRAWN*

Although this application has now been withdrawn there is still ambiguity and confusion associated with the previous application (22/00344/FUL) at the same site approved by the Planning Inspectorate. As there have been approved unmet conditions to Application 22/00344/FUL PH proposed that the Council add an agenda item for next month's meeting to seek the decision be quashed.

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. LPA Deadline 27/06/2025. TO BE DETERMINED 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. Cllrs feel not enough scale, design and external works detail has been provided with the application along with lack of detailed plans in order to properly evaluate the effect of the development on the current street scene and surrounding environment. It is also considered that ingress and egress to and from the site at this location is likely to prove hazardous for vehicle visibility, and therefore Cllrs recommend REFUSAL of the application.

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 As per the previous similar application 24/00575, having reviewed the details Cllrs considered that the proposals appear to meet the permitted development criteria and have no further comments.

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. Cllrs consider the proposed extensions and additional features would not cause a detrimental effect to the existing street scene or provide an imbalance to the current property character and recommend GRANTING the application.

78.25 COUNTY AND DISTRICT COUNCILLOR REPORTS

County Cllr Jane Fleming advised that the Cabinet Member for Highways has now completed the review of the Local Highways Panel and it has been decided to return to the similar format prior to the introduction of the Chairman's Panel which has now been abandoned. There will be no new schemes added to list that was suspended a year ago and with a limited budget of £300K across the district it will be some time before all current items on the list will be appraised.

District Cllr Simon Morgan advised that MDC continue with their preparation of the next Local Development Plan and have been advised by central government a further 600 houses are required across the district. District Cllrs are concerned that many more speculative large applications will be received and that at present they do not have enough land supply to meet the government requirement target.

SM also advised there appears to be some ambiguity associated with the work engineers are proposing in respect to the roll out of water meter data collection apparatus, the apparatus installations do not need planning permission with most meters being attached to existing street furniture, but it has been quite difficult to obtain information exactly where specific equipment will be sited and therefore the effect on any local infrastructure and residents.

79.25 FINANCIAL MATTERS

Balance of Accounts

Unity Trust Instant Access Savings Account	£8,968.64
Unity Trust T1 Current Account	£1,208.77
Unity Trust Community Benefit Account	£84,000.00
Total funds on deposit	£94,177.41

Authorisation of payments

AR advised it will be useful to procure a PDF editing program for administration tasks, a program such as Foxit Pro would be ideal as it also includes the ability to redact information that will be additionally useful for GDPR associated documents.

Clerk emoluments:	
PAYE Nett Salary	£822.68
PAYE HMR&C income tax	£205.60
Work from home allowances	£52.00
Foxit PDF Editor excluding VAT	£111.69
Transfer of funds from Savings to Current Account	£1,000.00

PH asked what interest rate is being achieved from the Community Benefit Account and whether the Council could benefit further from a notice account that might attract a higher rate of interest, AR to contact banking provider for further information.

Transactions since the previous meeting

Npower non-metered street lighting energy	-£40.00
Choice Stationery printer ink	-£33.44
Lloyds Debit Card monthly charge	-£3.00
Aquajet bus shelter x2 graffiti removal	-£432.00
Unity Trust Bank service charge quarterly charge	-£6.00

The above payments and transfer of funds as proposed by GH and seconded by KM were approved by all Cllrs present.

80.25 COMMUNITY BENEFIT AGREEMENT ASSOCIATED WITH THE HAZELEIGH SOLAR FARM

Now that the Community Benefit payment has been received Cllrs discussed the first use of some of the funds to aid with Parish Magazine running costs as this is considered a substantial benefit to the whole community. Prior to agreement of a respective sum AR will contact the magazine editor in order to obtain running cost information.

Another potential funded project was suggested by PH who proposed the Council may want to consider purchasing any available land in Woodham Mortimer specifically for the use of public allotments. Cllrs agreed the proposal will be added to the July agenda for discussion.

81.25 APPROVAL OF UPDATED COUNCILS ASSET LIST

Cllrs approved the updated asset list as proposed by KM and seconded by PH.

82.25 HIGHWAY MATTERS

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

Vehicle Activated Speed Sign A414 adj Oak Manor Chelmsford Road. – *VAS Installation.* AR advised he had attempted to complete an online application but was unable to proceed due to various questions he was unable to answer; GH and PH will convene a mutual meeting to review the online application questionnaire details together.

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

A414 Maldon Road Crematorium/Church Central Island Crossing. *Usuable.* No activity.

Conduit Lane – *Mobility vehicle/wheelchair access to bus stop.* JF advised engineering work to introduce an access ramp to the pavement could not be achieved from the LHP Schemes as it is not accepting any new applications at present. Cllrs suggested it should have been factored into the initial technical drawings when the pedestrian island was installed and that maybe it was an omission. AR to contact the parishioner who raised the issue for a description of the difficulties being endured so that JF can take the matter forward with Essex Highways.

Cllrs are hopeful the following LHP Scheme issues will be addressed now that the LHP has been reviewed by the Cabinet Member for Highways and is active again; however considering the limited £300K budget for all schemes across the Maldon District, Cllrs consider it unlikely any will be delivered within the current financial year.

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.*

83.25 BUS SHELTERS - *Graffiti removal updates.*

The remaining graffiti has been successfully cleared and a claim made to the Councils insurance company to recover the costs already defrayed by the Council.

The working group to apply a clear anti-graffiti coating to the external areas and white coating to the internal areas of the shelters will shortly be arranging procurement of relevant materials and a schedule to complete the work. GH is seeking professional support to draw up a respective risk assessment prior to the commencement of any work.

84.25 INFORMATION ONLY

It has been brought to the Councils attention that a static caravan has been placed on an area of land adjacent to the A414 between Post Office Road and Conduit Lane, Cllrs requested the Clerk write to the Planning Authority in order to substantiate whether there are any planning infringements. PH to provide AR with respective location details prior to contacting the LPA.

It has also been brought to the Council's attention that land adjacent to the A414 designated with an Article 4 directive has seen the erection of a fence and gate contrary to Article 4 regulations and AR was requested to report the matter to the LPA. PM or KM to provide AR with respective location details prior to contacting the LPA.

The following applications arrived after the published June agenda and will be discussed at the July meeting:

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**

25/00523 – 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**

Due to AR being on holiday on the scheduled date of the July meeting Cllrs resolved to move the meeting forward by one day and the next scheduled Ordinary Parish Council Meeting will be Monday 07/07/2025.

..... *Simon Brady*..... (Chairman to the Council) 07/07/2025