

Woodham Mortimer With Hazeleigh Parish Council

ORDINARY PARISH COUNCIL MEETING

MINUTES - TUESDAY 11 APRIL 2017

Convened at Woodham Mortimer & Hazeleigh Village Hall following the Annual Parish Meeting which commenced at 7:30pm

In attendance

Parish Councillors: Simon Brady (SB) Chairman, Andrew Macmorland (AM), Pauline McDonald (PM), Kim McDonald (KM), Stephen Pemberton (SP), Kim Broadhurst (KB) Richard Britton (RB) County Councillor Penny Channer (PC), District Councillor Henry Bass Andrew Ritchings (AR) Clerk to the Council recording proceedings.

There were 6 members of the public in attendance

45.17 APOLOGIES OF ABSENCE

District Councillor Mark Durham was attending a Maldon Committee meeting.

46.17 DECLARATIONS OF INTEREST.

Cllr AM declared a pecuniary interest in Agenda Item 49.17 Planning - The Elms, being the applicant of the proposed development, also declaring non-pecuniary interests in the same agenda item for Land East of Hazeleigh Hall Lane and Land adjacent The Grange, having business associations with the respective applicants though not directly related to the applications.

Cllr RB declared a pecuniary interest in Agenda Item 49.17 Planning – Land East of Hazeleigh Hall Lane, being the applicant of the proposed development.

Cllr SB declared a non-pecuniary interest in Agenda Item 49.17 Planning - The Golf Driving Range, being a landowner of other land in the village that may be considered affected by the development.

47.17 PUBLIC FORUM

The Chairman invited members of the public to ask questions of the Council or raise comment on any matters.

The applicant of the planning application at the Woodham Mortimer Golf Driving Range gave a brief outline of the development and the timely reasons for its proposal. They considered the development to be sympathetic to the existing environment and hoped the Parish Council would support the proposals. Plans were scrutinised and discussed and other members of public in attendance agreed the proposals to be an amenable development of high quality properties but were extremely concerned that any outline permission for 8 properties would consequently materialise into a larger quantity and would like to see conditions imposed on the property quantity. The inclusion for a new village hall within the proposals was requested though not agreeable to all and the applicant advised that development monies could be made available for the benefit of the community as part of the planning process. Disagreement arose with respect to whether vehicle movements would be reduced or greater in comparison to the current commercial use and the proposed 8 properties. The Council were informed by the applicant that a public meeting had taken place in the Village Hall in which the majority of attendees indicated preference to see the closure of the Driving Range and supported the development.

The Planning Application at Fairviews Post Office Road (formerly known as land adjacent to Colts Pightle) was raised by a member of the public; it is understood that breaches of a previous planning approval had occurred and the new application sought to retrospectively address the unapproved matters. Comment was made that the development now taken place included items that had been refused in an original application and that should the new application be granted by the Planning Authority it would be approving an application

that was previously refused, raising disregard to the whole planning process and setting a precedent for other properties in the street scene to follow.

48.17 PREVIOUS MINUTES

The minutes of the Ordinary Council Meeting held on 14 March 2017 as proposed by SP and seconded by AM were agreed to be a true representation of business and agreed by all present at that meeting.

49.17 PLANNING

LAND OPPOSITE MILL COTTAGE – Activity at the land opposite Mill Cottage had been noted, it was not known if the activity is associated with the Forestry Commission (FC) re-planting order or the recent planning application 16/01515 (below). As the planning application had not yet been decided by the Planning Authority it was assumed the re-planting was associated with the FC order and the Council will seek clarification once the application is either granted or refused and the re-planting order expiry date was reached in June 2017.

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**

WTPO/MAL/16/01516 LAND OPPOSITE MILL COTTAGE BURNHAM ROAD

HAZELEIGH – *TPO 3/13 – All growth on west brow of east ditch coppice and 2m wide strip from top of brow for 30m from location (1) to location (2) as identified on annexe 'EJT 01' – Coppice G2 – Create a path that will extend the entire length of the eastern boundary by clearing all growth along a circa 1m wide strip on west side of drainage ditch and dress with 7mm MOT type 1 G3 – Replanting mixed species to replace woodland edge (marked Group 1 on plan) G4 – Planting of 2 no. Wild Cherry 1 no. Elder G5 – Replanting mixed species to replace woodland edge (marked Group 2 on plan) G6 – Hawthorne and Cherry trees (marked T2 and T3) on submitted plan to remain all others to be coppiced G7 – 360 degree crown lift to first row of trees adjacent to brow of east ditch by approximately 2.5m removing sub laterals cutting to birch collar. G8 – Clear original access from Burnham Road of brambles and surface growth G9 – 360 degree crown lift to Willow (marked T3 on plan) by approximately 2.5m removing sub laterals and cutting to branch collar.*

DECISION TBA FROM PLANNING AUTHORITY

HOUSE/MAL/16/01451 THE ELMS LODGE ROAD WOODHAM MORTIMER –

Conversion of double garage and erection of a link extension and dormers to form an annexe to the existing farmhouse. **REFUSED**

WOODHAM MORTIMER PLACE WOODHAM MORTIMER – *Reported unauthorised development.* Investigation commenced by MDC – no further information to report.

17/00089/OUT LAND SOUTH OF MALDON ROAD AND EAST OF HYDE GREEN

MALDON ROAD DANBURY CHELMSFORD– *Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved except access into the site.* **DECISION TBA FROM PLANNING AUTHORITY**

OUT/MAL/17/00132 STRELEY BARN POST OFFICE ROAD WOODHAM MORTIMER –
Outline planning for single storey dwelling. **DECISION TBA FROM PLANNING AUTHORITY**

FUL/MAL/17/00130 LAND ON EAST SIDE OF HAZELEIGH HALL LANE WOODHAM MORTIMER – *Erection of general purpose agricultural building to Vineyard (Amended Proposal)* **GRANTED**

HOUSE/MAL/17/00127 NIGHTINGALE HOUSE 2 LITTLE MEADOWS CONDUIT LANE WOODHAM MORTIMER – *Proposed single storey rear extension.* **GRANTED**

ADV/MAL/17/00190 SPLENDID HAND CAR WASH MALDON ROAD WOODHAM MORTIMER – *Application for advertisement consent for 3 No. fascia signs.* **DECISION TBA FROM PLANNING AUTHORITY.**

HOUSE/MAL/17/00223 CLAREMONT CHELMSFORD ROAD WOODHAM MORTIMER – *Proposed cart lodge.* **DECISION TBA FROM PLANNING AUTHORITY**

Following the Council's decision at the March Meeting to recommend refusal the Clerk reported that as confusion had been raised with respect to the application not being just a proposal for a cart lodge because it appeared to include a proposed single storey extension already commenced, it was noted from records kept that there had previously been an application at Claremont (16/00581) for *Replacement dwelling – single storey extension, re-roofing with rooms in roof and detached cart lodge* which was approved by the Planning Authority (PA) on 29/07/2016.

As it did not appear clear why a further application for a cart lodge had been made AR contacted the PA and having spoken to an officer understood there to be a change in elevation to the cart lodge thus resulting in the further application 17/00223.

The Parish Council had previously recommended approval for the single storey extension and did not object to the further application of the cart lodge, it was therefore proposed to revise the decision at the March Meeting from one of recommending refusal to recommending GRANTING permission which was agreed by all.

LBC/MAL/17/00289 LAND ADJACENT THE GRANGE SOUTHEND ROAD WOODHAM MORTIMER - *Variation of condition 2 on approved planning permission*

LBC/MAL/16/00274 (conversion of barn to residential annexe. Demolition of outbuilding with replacement outbuilding to serve the dwelling annexe.)

The variation appears to be for internal changes only and all Cllrs except AM who abstained from comment recommend GRANTING permission.

HOUSE/MAL/17/00274 1 ROSE COTTAGES 21 CONDUIT LANE WOODHAM MORTIMER – *two storey rear extension.*

Neighbours had been consulted and no objections noted, all Cllrs were in agreement the proposed extension would not be detrimental to the existing street scene or cause an obtrusive development to the landscape and recommend GRANTING permission.

FUL/MAL/17/00210 FAIRVIEWS POST OFFICE ROAD WOODHAM MORTIMER – *retrospective – amendment to planning permission FULL/MAL/15/01099 – Installation of window to rear of second floor and roof lights to rear, front and northern elevations.*

Cllrs commented they generally object to retrospective applications of this type as construction of dwellings should relate solely to that approved in original applications. This site has seen 4 other applications one of which was refused due to the scale and bulk proposed and the detrimental effect it would have had on the residential amenity of neighbouring properties. Clls believe the introduction of further windows and lighting to that already approved would have a detrimental impact on the immediate surrounding area and street scene. In particular it would have an overbearing negative impact in direct sight of the grade II listed Hurdlemakers Arms public house opposite. The windows would in effect introduce a further storey to the property out of keeping with the existing street scene and set a precedent for other nearby properties to follow, resulting in overdevelopment in a quiet rural lane. For the aforementioned reasons all Cllrs were in agreement to recommend REFUSAL of permission.

OUT/MAL/17/00286 GOLF DRIVING RANGE BURNHAM ROAD WOODHAM

MORTIMER – *Demolish building and cease driving range and pitch and putt uses Erect 8 No. two-storey detached dwelling houses and associated garages, lay out parking, amenity areas, estate road, footpaths landscaping and foul and surface water drainage infrastructure and alter access onto Burnham Road (B1010).*

Cllrs thought the application, the largest seen in the village for many years, proposed a development of quality housing sited in a location that would not be considered to have a detrimental impact compared to the current commercial use of the driving range and pitch

and putt course. Though at present the site is considered a popular amenity for users of the sporting facility it is not without issue for some local residents, particularly in respect of wayward golf balls and unwanted lighting in the dark evening months. Councillors understand many residents would prefer to see the current use replaced with an alternative less disruptive amenity. Reservations were raised with respect to the outline proposal of 8 properties eventually being superseded by a rather more imposing concentrated form of increased property development and were not convinced of the sites suitability towards sustainability planning policies. Consideration was given to seeking the possible inclusion at the site of a new Village Hall but this was not agreed by all as it would raise other concerns with respect to the site of the existing hall which just requires remedial maintenance work to be carried out. With the likely addition of more parishioners inhabiting the village and making use of the current village hall the consideration of seeking a monetary contribution towards upgrading work to the current hall was proposed as it would benefit any potential new villagers along with existing parishioners.

After further deliberation a recommendation to approve planning permission was proposed with a condition be applied that no more than the proposed 8 properties be allowed, and that the Planning Authority seek if funding can be made available by way of a Section 106 Agreement with developers, for the contribution towards refurbishment of the current Village Hall, as this would benefit the whole community. A vote was taken which received 5 in favour and 2 abstentions; the Council therefore recommend GRANTING planning permission.

Actions *AR to submit recommendation of granting re: Claremont*
AR to submit recommendation of granting re: land adjacent The Grange
AR to submit recommendation of granting re: 1 Rose Cottages
AR to submit recommendation of refusal re: Fairviews
AR to submit recommendation of granting re: Driving Range

50.17 CHURCHYARD MAINTENANCE

Cllrs discussed the merits/disadvantages of making a financial contribution to churchyard maintenance costs. The main concerns were the costs having to be passed on to parishioners by way of the annual precept demand and the details of specific uses of any contributions should they be made. Reference had been made at the March meeting to a comparison with Woodham Walter Parish Council making contributions towards maintenance costs for St Michaels Church in WW. AR advised the WW Annual Report noted a sum of £208 was granted by the PC towards maintenance costs, the Band D Council Tax component in WW is £52.22 and £12.69 in WM and Hazeleigh, the electoral role for WM shows 404 and Hazeleigh 86, the population quote for WW is unknown. WM and Hazeleigh Council Tax component is the second lowest of all the parishes in the Maldon District (lowest being Wickham Bishops).

Some Cllrs thought it would be a shame if the Parish Council were not able to support the church and help maintain the grounds especially as parishioners in attendance at the Annual Parish Meeting seemed to be generally in favour of a small amount being added to their Council Tax demand. Other Cllrs were concerned the amount raised would burden the precept demand and for reasons associated with the extra costs required for the precept and the unknown detailed use of the potential grant, were against any contributions being made. It is understood much work is carried out by volunteers and the group known as Friends of St Margarets. It was resolved that a decision will be made at the December 2017 meeting at the same time the Council reviews and budgets for the 2018/19 fiscal year. This would also allow time to make further communications with the Church in order to understand details of tasks and items towards which any monies granted would be applied and to clarify if maintenance for the churchyard in Hazeleigh would be included.

Actions *AR to seek clarification of potential maintenance details for the PCC*

51.17 DISTRICT/COUNTY COUNCILLORS REPORT

District Cllr Henry Bass supplied an Annual report for circulation including the following subjects: Waste collection, recycling and green waste; The Local Development Plan; Local government finance; High speed broadband; Planning enforcement.

County Cllr Penny Channer summarised some items from the County Council Annual Report which includes the following topics: LED Street Lights; New Wi-Fi scheme launched for communities in Essex; Broomfield Hospital Shuttle Bus; Extra £250k for gully cleansing during winter 16/17; £27.7 million Independent Living programme; Turning community project dreams into reality; Essex is trailblazing homelessness prevention Superfast Broadband; Primary school performance tables; Foster Carers Required Highways Maintenance; A130; New buses for Park and Ride in Chelmsford; Employability and Skills Unit; Apprenticeship Week; Smart Essex Digital Summit.

The full reports will be made available on the Council's website in due course.

52.17 HIGHWAY MATTERS

Lodge Road - excess surface water issues – **Enquiry 2438287** logged 28/12/2015.

There has now been a response from Essex Highways regarding the continuous flowing of water at the junction of Hazeleigh Hall Lane and Lodge road. EH have confirmed that they have been advised by Essex And Suffolk Water the leaking/running water is not chlorinated and therefore not drinking water, it is therefore likely to be a blocked drainage pipe/culvert, and a job (2211181) has been raised for the Highway Engineers to jet the length of pipework at this location. They are not able at the time of writing to advise of a timeframe for commencement works. RB has advised the wooden reflective posts that have been installed in the verge adjacent to the junction are in need of repair/replacement. AR will update Highway Defect spreadsheet and seek to add the wooden post issue to the enquiry number.

Footpath 13 Hazeleigh – missing fingerpost - **Enquiry 2426505** HA to investigate within 28 days (06/10/2015). No further activity.

Footpath 22 Woodham Mortimer - missing fingerpost - **Enquiry 2426504** To be installed within Diversion Order requirements by 11/01/2016. No further activity.

Lodge Road 'unsuitable for heavy goods vehicles' signage – **TO BE DECIDED BY LHP**

Fambridge Road - relocation of restriction signs/gating effect - **TO BE DECIDED BY LHP**

Rectory Lane Closure – No further activity.

Temporary Diversion of Footpath 5 Woodham Mortimer Essex Highways consultation (not discussed)

53.17 AGRICULTURAL AND LIVERY CRIME

There has still been no response from the Chief Inspector to the Council's email of 23/01/2017, the subject will be kept on the agenda for further discussion next month.

54.17 NEIGHBOURHOOD PLANNING SCHEME

Nothing to report

55.17 CORRESPONDENCE

FOR DISCUSSION:

Reported development on land at the rear of Taylors. Following a report by a parishioner that a potential car parking hard standing was about to be laid behind land to the rear of Taylors in Burnham Road the planning authority have raised an enforcement enquiry. Cllrs understand a hedge is being planted and will wait for further reports or activity.

Auction of land adjacent to A414 – Cllrs had been made aware of the auction of land adjacent to the A414 near Tom Tit Lane, the Council thank the resident for the information, and as the sale of land is a private matter have no further comments to make.

Open Spaces Society – a new representative from the OSS has contacted the Council asking if they have a relevant Public Rights of Way/Village Green contact in order to establish links. AR was asked to respond to the OSS informing them that the current

PROW representative position is now vacant due to the passing of Ian Spur and will be discussed at the Council's Annual Meeting in May.

Clerk's bursary – EALC have confirmed that bursaries for courses run by them are only available for attending Clerks and therefore the Council will not be able to claim for costs towards the Planning Briefing Cllr RB will be attending.

Neighbourhood Planning - coffee morning invitation, Cllr KM will review email details with a view of possible attendance.

FOR CIRCULATION: there were no items to circulate

Actions AR to respond to OSS request

56.17 BALANCE OF ACCOUNTS AND STATEMENTS FOR YEAR ENDING 31 MARCH 2017

AR presented the Council with the end of Financial Year 2016-17 review and original budget predictions. The review showed the Council to have funds of £2,232 on account compared to a predicted amount of £767, this was mainly due to there being no election requirements and successful Transparency Code claims being granted.

Non signatory Cllr KM reviewed and approved bank statements for the period to the end of March 2017.

AR reported that balance of accounts as of 11 April 2017 were:

Unity Trust T1 Current Account £609.85

Unity Trust Deposit Account £1,600.08

Meaning total funds on deposit of £2,209.93.

The Lloyds Debit Card shows a balance of £42.99 to be debit on 24/04/2017.

The above mentioned review, scrutiny of bank statements and balance of accounts were proposed to be accepted by KM seconded by KB and agreed by all Cllrs present.

57.17 AUTHOURISATION OF PAYMENTS

A & J Lighting Solutions

(maintenance contract Apr2017- Mar2018) 165.00 (138.00 excl VAT)

Eon non-metered electricity street lighting (DD)

01 Jan – 31 March 2017 48.45 (46.14)

EALC & NALC affiliation 178.95 (00.00)

Nuance Power PDF software 39.99 (33.32)

The above payments proposed by KM and seconded by KB were agreed by all to be authorised.

58.17 INFORMATION ONLY

No matters for discussion were raised.

Date of next Meeting (Annual Council Meeting) - Tuesday 09 May 2017 at 7:30pm.

..... *Simon Brady*..... (Simon Brady Chairman to the Council)

13 June 2017