

Woodham Mortimer and Hazeleigh Parish Council
ORDINARY COUNCIL MEETING
MINUTES – TUESDAY 11 APRIL 2023

Convened at Woodham Mortimer & Hazeleigh Village Hall
(Following the Annual Parish Assembly which commenced at 7:00pm)

In attendance: Parish Councillors; Simon Brady (SB, Presiding), Graham Harle (GH), Kim McDonald (KM), Pauline McDonald (PM), Stephen Pemberton (SP), Andrew Macmorland (AM), Richard Britton (RB) County Councillor Jane Flemming (JF), District Cllr Simon Morgan (SM) Andrew Ritchings (AR) Clerk to the Parish Council taking minutes
There were no members of the public in attendance.

40.23 APOLOGIES OF ABSENCE

None received

41.23 DECLARATIONS OF INTERESTS

AM declared non pecuniary and non registered interests in planning items; Annex Highlands, Keepers Cottage, Kestrels, Barn at Old Mill House and Maldon Garden Centre having previously undertaken work with the proprietors. RB declared a pecuniary interest in planning item Barn at Old Mill House being the landowner/applicant.

42.23 PUBLIC FORUM

There were no members of the public in attendance.

43.23 PREVIOUS MINUTES

The minutes of Ordinary Council Meeting 14 March 2023 as proposed by GH and seconded by KM were approved as a true record of proceedings.

44.23 PLANNING

22/01256/RESM - LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY MALDON – *Reserved matters application for the approval of appearance, landscaping, layout and scale of Phase 3 of the Western Parcel (comprising 78 residential dwellings (Use Class C3), new public open space and car parking) of approved planning application 22/00393/VARM (Variation of condition 35 (details of employment land) on approved planning permission 20/00074/FUL (Variation of condition 10 (speed review strategy) and 20 (pedestrian/cycle crossing of Limebrook Way) on approved application 19/01134/FUL (Removal of condition 11 (details of 'Access Link Strategy') on approved planning application 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.))* **LPA Deadline 10/04/2023 AWAITING DECISION BY LPA**

22/01264/FUL - TYNDALES FARM SOUTHEND ROAD WOODHAM MORTIMER – *Section 73A application for Change of use of land and agricultural buildings to mixed Class E(g)/B8 Use.* **LPA Deadline 03/03/2023 AWAITING DECISION BY LPA**

23/00035/LDP - BRELADES BURNHAM ROAD WOODHAM MORTIMER – *Claim for lawful development certificate for a proposed single storey rear extension and new opening on the side.*

LPA Deadline 13/03/2023 APPROVED

23/00034/HOUSE - BRELADES BURNHAM ROAD WOODHAM MORTIMER – *Proposed porch, front extensions, dormers to front and the increase of width to rear dormer.*

LPA Deadline 03/04/2023 REFUSED

23/00041/FUL – ANNEXE HIGHLANDS BURNHAM ROAD WOODHAM MORTIMER – *Extension to an existing residential annexe.* **LPA Deadline 09/03/2023 REFUSED**

23/00114/HOUSE & 23/00115/LBC – THE OLD FORGE CHELMSFORD ROAD WOODHAM MORTIMER – *Single storey rear extension, internal alterations and changes to front boundary.*

LPA Deadline 18/04/2023 AWAITING DECISION BY 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.* APPEAL NO.

APP/X1545/W/22/33080465. **TO BE DETERMINED BY THE PLANNING INSPECTORATE Appeal Hearing date 21/06/2023** at MDC Offices.

23/00189/HOUSE - WOODLAND VIEW MALDON ROAD WOODHAM MORTIMER – *Demolition of the existing garage. Erection of a part single, part two-storey rear extension, two storey front extension, loft conversion, a car part and glazing and material changes throughout.*

LPA Deadline 18/04/2023 AWAITING DECISION BY LPA

23/00230/LDP – 5 FALKLAND GREEN POST OFFICE ROAD WOODHAM MORTIMER – *Claim for lawful development certificate for a proposed 2.4m dropped kerb.* **LPA Deadline 27/04/2023 AWAITING DECISION BY LPA**

23/00190/RESM- LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY MALDON ESSEX *Reserved matters application for the approval of appearance, landscaping, layout and scale of Phase 3 of the Western Parcel (comprising 77 residential dwellings (Use Class C3), new public open space and car parking) of approved planning application 22/00393/VARM (Variation of condition 35 (details of employment land) on approved planning permission 20/00074/FUL (Variation of condition 10 (speed review strategy) and 20 (pedestrian/cycle crossing of Limebrook Way) on approved application 19/01134/FUL (Removal of condition 11 (details of 'Access Link Strategy') on approved planning application 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.))* **LPA Deadline 13/06/2023** - Cllrs resolved not to make any comments to the application.

23/00136/FUL – LAND AT KEEPERS COTTAGE HAZELEIGH HALL LANE HAZELEIGH – *Demolish existing garage and replace with annex* **LPA deadline 02/05/2023** - The replacement annex appears to retain the character of the existing building and the single storey height would not appear to introduce a negative impact on the street scene at this rural location and Cllrs recommend GRANTING the application.

23/00278/HOUSE – KESTRELS COTTAGE LODGE ROAD WOODHAM MORTIMER – *Single storey front/side extension, loft extension with addition of two front dormer windows and external alterations.* **LPA Deadline 10/05/2023** Cllrs consider the proposed extensions and upgraded roof structure to the existing property will provide an improved aesthetic aspect to the

dwelling, given the few dwellings at this location and the slightly set back nature of the property will neither provide a detrimental nor out of keeping view to the current street scene and surrounding landscape. Cllrs recommend GRANTING the application.

23/00292/FUL – BARN AT OLD MILL HOUSE VINEYARD WOODHAM MORTIMER – *Convert agricultural barn into vineyard manager's dwellinghouse with associated internal and external alterations, laying out of amenity area and planting of native hedgerows and trees. LPA Deadline 19/06/2023. As Cllr RB is the landowner/applicant of this application he duly left the premises whilst discussions ensued.* Cllrs considered as the barn is now redundant no longer serving its original purpose the change of use to allow the occupation of a resident vineyard manager to help mitigate vine damage during times of inclement weather conditions and aid in the day to day vineyard management would be good use of an otherwise redundant building and recommend GRANTING the application. The Council would like to see a condition imposed restricting the dwelling solely be inhabited by persons employed to manage the surrounding vineyards and/or restricted to agricultural use.

RB was called back and re-joined the meeting.

23/00275/OUT – LAND ADJACENT RICKERBY FAMBRIDGE ROAD HAZELEIGH – *Outline application with all matters reserved for a single storey self-build dwelling. LPA deadline 10/05/2032.* Cllrs note the location resides outside of any settlement boundary and consider the development would result in an increased urbanisation negatively affecting the rural character of the area. There are no suitable pedestrian links or access to services and facilities, the site would therefore be heavily reliant on private transport contrary to sustainable objectives of the local development plan. For these reasons the Council recommend REFUSING the application.

23/00322/VARM – THE MALDON GARDEN CENTRE LIMITED CLAREMONT GARDEN CENTRE BRYANTS LANE WOODHAM MORTIMER – *Variation of conditions 7 (foul drainage scheme) and 10 (construction management plan) on approved planning permission 22/00643/FUL (Construction of a building to be used as a café, office and staff room, greenhouse, new walkway, extended car park, improved internal vehicle access, new substation, relocated polytunnel, and associated landscaping). LPA deadline 23/06/2032.* Cllrs do not consider the wording changes of conditions 7 and 10 will have an adverse effect on the existing imposed conditions and recommend GRANTING the application.

23/00309/HOUSE – ANCILLARY ANNEXE AT ORCHARD VIEW GOAT HOUSE LANE HAZELEIGH – *Proposed conversion of existing garage/store to playroom, creation of a first floor terrace area to existing annexe including access and enclosed log and bin store. LPA deadline 26/05/2032.* Cllrs do not consider the application will cause a negative effect on the current street scene at this particular location and recommend GRANTING the application.

23/00368/FULL – THE MALDON GARDEN CENTRE LIMITED CLAREMONT GARDEN CENTRE BRYANTS LANE WOODHAM MORTIMER – *Part two/part single storey building to be used as a café, office and staff room, greenhouse, water storage tank, new walkway, extended car park, improved vehicle access, new substation, polytunnel, solar panels and associated landscaping. LPA deadline 30/06/2032.* As with the previously approved application (22/006432) Cllrs deem that such an expansion of business activities at the site is not suitable for use with the existing access from Bryants Lane. It is noted that longer café trading hours are being sought contrary to Condition 3 of approved application 22/0064321 which the Council consider would not be in the interests of neighbouring properties and should remain ancillary to the usual trading hours as per the wider use of the site. For the aforementioned reasons the Council recommend REFUSAL of the application. Should the Local Planning Authority be

minded to approve the application Cllrs would like the LPA to secure a Section 106 Agreement with the applicant to provide a pedestrian crossing linking the site to the more inhabited areas of Woodham Mortimer. This would help mitigate hazards endured by pedestrians crossing the busy A414 due to the inevitable increased vehicle movements to and from the Garden Centre. It should also be noted that the Maldon District Council promoted Millennium Way circular walk passes the aforementioned access point in Bryants Lane and a safer crossing would help promote policies of increased sustainable pedestrian travel including local residential use of the café facilities being offered.

45.23 SOLAR FARM COMMUNITY BENEFIT PAYMENTS

No updates to report

46.23 COUNTY/DISTRICT COUNCILLORS REPORTS

JF circulated her monthly and annual reports which were disseminated to Cllrs, she also advised that due to the new National Planning Policy Framework consultation currently in circulation local development plans have been placed on hold. A positive meeting with the Casual Reduction Team Manager recognised a specific site of danger on the A414 in Woodham Mortimer which could help to implement further speed restrictions.

District Cllr Simon Morgan advised that Maldon District Council is now able to identify a 5.1 year housing supply.

47.23 HIGHWAY MATTERS

A414 Pedestrian Crossing – *measures to aid crossing the hazardous A414 Maldon Road. Scheduled for early 2023 feasibility study.* Nothing to report.

Footway Defect A414 – *Foliage/soil restricting width of footway/pavement between Runsell Green Danbury and Woodham Mortimer Church. (First logged by Essex Highways at site meeting with SB 14/09/2018. Logged again by AR as a defect on 06/12/2022 Ref: 2808413).* Nothing to report.

Lodge Road – (adjacent to Old Mill House) *(enquiry Nos. 2525149 logged 15/07/2017) and 2705814 logged 01/03/2021) rotten verge reflector post.* Nothing to report.

Lodge Road (junction with A414 Maldon Road) – *earth deposits on verge (ref No. 2710764 logged 29/03/2021).* Nothing to report.

Footpath 11 Hazeleigh – *width restriction, loss of wildlife habitat.* - Essex Highways PROW Officers have provided the Parish Council with historic and recorded width details of the 'Dragons Path', Cllrs will review the information to decide whether to seek further fencing/gate obstruction removal in time for next month's meeting.

Rectory Lane Flooding – *to discuss report of flooding issues in Rectory Lane.* Problematic flooding in Rectory Lane has been reported to the Council by a local resident which will be monitored. Advice to all residents experiencing highway flooding issues which they deem hazardous is to report the matter on the Essex Highways website and to provide photographic evidence where possible.

48.23 BUS SHELTERS/STOP SIGNS

Essex Highways have now advised the name of a potential maintenance contractor that may be able to help with graffiti removal, they have also advised to report the excess foliage currently existing around the shelters on the Essex Highways website.

SB advised he had conversed with the landowners whose trees/hedge is obscuring the bus stop sign on the A414 who agreed to undertake some foliage clearance.

49.23 FINANCIAL

Final Quarter Review - The 4th and final quarter review of Council financial activities were examined which raised no matters of concern.

Balance of Accounts:

Unity Trust T1 Current Account	£727.83
Unity Trust Instant Access Savings Account	£2190.38
Total funds on deposit	£2918.21

Authorisation of payments:

EALC/NALC Affiliation Fees	£215.54
Npower non metered electricity charges	£353.51

The above-mentioned final quarter review, balance of accounts and authorisation of payments as proposed by SP and seconded by KM were approved by all Cllrs.

Bank transaction authorisation – AM is currently one of 3 bank transaction authorisees and it was proposed that SP take over the position from the date AM retires from the Council, SP accepted the appointment which was agreed by all Cllrs.

50.23 INFORMATION ONLY

The Council have been advised that the forthcoming local elections on 04/05/2023 have shown that both Woodham Mortimer and Hazeleigh will be uncontested and no elections are required. There will be a vacant position for a Cllr to represent Hazeleigh and The Council will be able to Co-Opt an appropriate person following the election date.

AR advised Cllrs that the ageing printer has developed a fault and now has to be fed paper manually. Cllrs agreed as the printer is now over 7 years old a new one should be sourced. AR will review various devices and advise costs at the next meeting.

Date of next scheduled meeting which is the Annual Parish Council Meeting on 09/05/2023 at 7:30pm.

..... *Simon Brady*..... (Chairman to the Council) 09/05/2023