

Woodham Mortimer with Hazeleigh Parish Council

ORDINARY COUNCIL MEETING

MINUTES - TUESDAY 12 FEBRUARY 2019

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

In attendance: Parish Councillors; Simon Brady (SB, Chairman), Kim McDonald (KM), Pauline McDonald (PM), Kim Broadhurst (KB), Stephen Pemberton (SP)
District Cllrs; Mark Durham (MD), Henry Bass (HB)
2 Members of public

14.19 APOLOGIES OF ABSENCE

Parish Councillors Richard Britton and Andrew Macmorland were unable to attend due to holiday activities, County Cllr Penny Channer apologised for being unable to attend due to the attendance at an alternative meeting.

15.19 DECLARATIONS OF INTEREST

SB declared a non-pecuniary interest during the public rights of way item, being the adjacent landowner of discussions associated with Footpath 15 Woodham Mortimer.

16.19 PUBLIC FORUM

A member of the public in attendance wished to discuss matters associated with the future use of land at the current driving range and pitch and putt course in Woodham Mortimer. In order to facilitate a retirement plan the incumbent landowner is exploring various options following the refusal by the Planning Authority to allow 8 properties to be developed at the site. Parish Council and public views are being sought in order to understand if there is any particular preference. Various options proposed was the exchange of land for public use including a new village hall and sports facilities and new property development. Cllrs advised that any development proposals either with or without the inclusion of a new village hall or sports facilities would have to be considered in conjunction with the approved Maldon District Council's Development Plan which already has set out its housing plan for the next 10 years. Any effect on the existing village hall would be the consideration of The Village Hall Committee as the Parish Council has no representation or involvement with the premises. It was considered an appropriate way forward would be to convene a public meeting in order to seek parishioner views and The Chairman suggested the matter be added to the next Council Meeting agenda in order to decide the format and date of such a meeting. The Clerk was asked to seek further guidance in respect to the potential donation of land to the 'village' and the legal procedure and considerations thereof.

Actions AR to contact EALC for advice

17.19 PREVIOUS MINUTES

The minutes of Ordinary Council Meeting 08 January 2019 as proposed by KB and seconded by KM were agreed as a true record of events by Cllrs in attendance at that meeting and duly signed by SB.

18.19 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. Committee Date 23/03/2017 – **DECISION TBA FROM LPA**

17/00048 WOODHAM MORTIMER PLACE – Reported development (27/02/2017) – The Council have been advised a breach of planning has taken place and an enforcement notice has been issued effective from 06/03/2019

18/00190 FAIRVIEWS/HIGHFIELD POST OFFICE ROAD – Conditions compliance (25/06/2018) - No matters to report

18/00871 ST MARGARETS RECTORY MALDON ROAD WOODHAM MORTIMER – To provide a 10 space car park, construction of a new entrance, graveled parking area, cycle parking, kerb edging and closed boarded fencing to enclose car park. **APPROVED**

18/01298/FUL – LAND SOUTH WEST OF OAK ACRES MALDON ROAD WOODHAM MORTIMER – removal of all buildings and hardstanding and construction of two detached dwellings and cartlodes. **REFUSED**

18/01373 – NEW PROPERTY SOUTH OF HATCH HOUSE FARM BURNHAM ROAD HAZELEIGH – variation of access to agricultural workers dwelling. **DECISION TBA FROM LPA**

18/01422 – LANGSIDE POST OFFICE ROAD WOODHAM MORTIMER – Single storey double car port/lodge. **REFUSED**

18/01440 – LAND SOUTH OF WYCKE HILL LIMEBROOK WAY MALDON – Approval of reserved matters (layout, scale, appearance and landscaping) for Phase 2 of the Eastern Parcel of the wider land South of Wycke Hill and Limebrook Way site (LAP Application Ref. 18/00071) comprising the construction of 200 residential dwellings (use class C3) and associated work. **DECISION TBA FROM LPA**

18/01439 – LAND SOUTH OF WYCKE HILL LIMEBROOK WAY MALDON – Redevelopment to provide 33 residential units (class 3) together with associated infrastructure. **DECISION TBA FROM LPA.**

19/00001 LODGE FARM LODGE ROAD HAZELEIGH (03/01/2019) – Condition 3 compliance. The Council have been advised investigations have commenced

18/01095 ST CHADS FARM MALDON ROAD WOODHAM MORTIMER – The original application circulated to Cllrs for discussion at this meeting for a; 4 car port with workshop. has been amended to; change of use of land to residential & erection of four bay car lodge with adjacent workshop including re-arrangement of driveway & parking area in front of new building. Cllrs do not perceive the development to be detrimental to the surrounding environment or street scene and resolved to recommend GRANTING permission.

18/00117 BACONS LODGE ROAD WOODHAM MORTIMER – Change of use of land from agricultural to residential – The Council have been advised an appeal has been raised for the refusal of development and any further comments if required should be made directly to Planning Inspectorate. Cllrs do not wish to amend the representation made to the Planning Authority on 20/04/2018 that being; Cllrs do not object in principle to the change of use and cart lodge construction but were not able to determine the exact extent of the change of use of land area as there did not appear to be sufficient measurements contained in the application.

19/10010 LAND SOUTH OF WYKE HILL AND LIMEBROOK WAY MALDON – Application for modification to Section 106 legal agreement. Cllrs resolved not to make any comments to the proposed modified s106 Agreement.

Actions AR to send recommendation of granting to St Chads Farm

19.19 DISTRICT/COUNTY COUNCILLORS REPORT

District Cllr Henry Bass advised the Council that Maldon District Council restructuring has almost completed which has seen a reduction of approximately 30% less staff, the restructuring plan is coming to fruition, though there are likely to be some initial difficulties due to the reduction in Council officers.

District and County Cllr Mark Durham advised that the ECC budget has been set with Cllrs agreeing a 2.99% increase. The leader of the Council announced £2.5 million to aid various Council Services but also advised there will still be massive budget gaps for the next 2 years

20.19 HIGHWAY MATTERS

A414 and B1010 proposals:

- 1. Proposed extension of the 30mph limit currently imposed on the A414 Chelmsford Road from Oak Corner Roundabout along Maldon Road to Rectory Lane.**
- 2. To introduce a 40mph limit on Maldon Road from Rectory Lane to Lodge Road.**
The Council were advised that County Cllr Penny Channer is consulting with an

appointed Essex Highways Relationship Manager on items 1 & 2, all discussions at Council meetings, public representations and survey evidence is being reviewed and it's hopeful that limitations can be introduced, these may not be exactly as the Parish Council has requested but considering the current conditions necessary limits are being considered.

3. **To 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)- **LMAL182028** - still in validation on LHP scheme list
4. **To 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.- **LMAL182028** - still in validation on LHP scheme list
5. **To introduce 2 crossing points on the A414 in Woodham Mortimer; LMAL182016**
 - 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 LaneStill in validation on LHP scheme list

Lodge Road – (adjacent to Old Mill House) (enquiry No. 2525149 logged 15/07/2017) rotten verge reflector posts. Cllr Richard Britton had sent communication that another post has become dislodged and questions that if the Highway Authority are not intending to facilitate repairs why were they needed in the first place.

Lodge Road (junction with A414) – (enquiry No.s 20385657, 2502209,3146993) Continuous running water from ditch adjacent to storage compound.

The ditch on the western side of Lodge Road is awaiting further clearance by the landowner so that Essex Highways can re-attend and jet the culvert.

Lodge Road Essex Highways storage compound – fly tipped rubbish. Reported by the Council in July 2018 is still to be cleared from the site. AR to follow up with Essex Highways

Fambridge Road

1. **Vehicle speeding issues** - The Council have been advised that during the November employment of Community Protection Team Officers with TruCam laser guns, 34 speeding captures will all be followed up by the police and all will result in either fines or the attendance of speeding courses
2. **Proposed footway from Royal Oak PH to Limebrook Way - LHP scheme LMAL2099 – walkable verge/footway & LMAL142006 – detailed design of footpath** - still in validation on LHP scheme list
3. **Recent roadworks and closure** – following complaints from parishioners that recent roadworks in Fambridge Road had left many sunken drains unattended the Parish Council contacted Essex Highways to advise the complaints, EH in response has asked the Council to advise the details of specific issues so they can investigate. KB will either log further defects on the EH Reporting tool and/or respond to Penny Channer.

Tom Tit Lane/A414 (LMAL172025 £2,500) – *Unsuitable for heavy goods vehicle signage* (22/06/2018) - still in validation on LHP scheme list

Conduit Lane – (enquiry No. 2582212) *overhanging dead tree hazard* (24/07/2018)

It has been reported to the Council that tree cutting work has been undertaken by the landowner and the potential hazard removed.

Conduit/Bryants Lane – *blocked drains causing flooding* (02/09/2018) – SB has received no further contact from EH, AR to follow up with member enquiries

Actions AR to contact EH re: fly tipping in Lodge Road compound
KB to log Fambridge Road defects and/or advise Penny Channer
AR to contact EH re: Conduit Lane blocked drains

21.19 CORRESPONDENCE

The Council has received correspondence from a parishioner that the new white gating in Fambridge Road installed to help reduce vehicle speeding has not been effective in slowing down traffic, neither are the houses being built at the Taylor wimpy development.

Comments have stated that more accidents have occurred including an incident that damaged phone lines disabling internet connectivity. The correspondent suggested that a drone camera might help the ongoing issues.

In his absence Cllr Richard Britton advised he continues to receive complaints from Lodge Road residents regarding the ECC storage area at the junction of the Maldon Road A414 and Lodge Road – there is ever increasing amounts of rubbish being dumped as well as the asbestos hazard previously identified. Also the water main improvements recently completed in Lodge Road by contractors have left grass verges in a sorry state and really would benefit with attention. The use of Lodge Road last year by service buses did a considerable amount of damage pushing back the grass and turning it into mud and this has been made worse. Cllrs resolved to contact the Water Company who carried out repairs and request that verges be re-instated to same condition before repairs were carried out.

Actions AR to thank parishioner for Fambridge Road comments
AR to contact Water Company re: grass verges

22.19 PUBLIC RIGHTS OF WAY REPRESENTATIVE REPORT

Footpath 15 – recent stile installations; In the absence of Andrew Macmorland AR reported that Following communications with Essex Highways, the PROW Inspector is attempting to locate the landowner where the stiles are located in order to discuss possibilities of replacing the stiles with more user friendly gates.

23.19 FINANCIAL MATTERS

- **Balance of accounts**

AR advised funds on deposit as; Unity Trust T1 Current Account £380.81, Unity Trust Instant Access Account £1916.44, Lloyds Debit Card £34.98. Total funds on deposit = £2297.25

- **Authorisation of Payments**

Authorisation of payments for £31.98 was given to the purchase of printer ink. The above payments and balances were proposed to be accepted by KM and seconded by SP and agreed by all Cllrs present

24.19 GENERAL DATA PROTECTION REGULATIONS

AR advised the next stage of the action plan has been completed by identifying the relevant 'lawful basis for processing certain data and will now move on to the rights individuals have and who will be responsible on the Council for access data requests. For Cllrs information AR advised that when locating the lawful basis for processing Planning Application data the following information appears in Paragraph 8 of Schedule 1 to the Town & Country Planning Act 1990:

An authority shall comply with the duty to notify a council of an application by; -

(a) sending the council a copy of the application; or

(b) indicating to the council the nature of the development which is the subject of the application and identifying the land to which it relates,

and any notification falling within paragraph (b) shall be in writing

25.19 INFORMATION ONLY

AR advised that following the Parish Councils complaint in respect to MDC's handling of the Council's representation to planning application 18/01462 – *LAND TO THE WEST OF TYNDALES FARM SOUTHEND ROAD WOODHAM MORTIMER* – *Prior notification for the erection of a new straw barn*, the email sent to MDC has been amended and uploaded to the Planning Portal, no acknowledgment or comment has been received. District Cllrs Mark Durham and Henry Bass would make further enquiries.

The following application was received after the February Agenda was published and details will be circulated for response at the next Council meeting or if considered necessary by the Chairman an extraordinary meeting will be convened. **19/00138**

OUTBUILDINGS OAK MANOR CHELMSFORD ROAD WOODHAM MORTIMER – *Claim for a lawful development certificate for the existing use of domestic ancillary storage of garden equipment, furniture and family cars.*

AR reminded Cllrs that 2019 is a year for parish Council and local elections, the date of 02/05/2019 has been set and nomination forms will be available from MDC Council Offices in due course.

The matter of the Annual Parish Meeting/Assembly was discussed and it was decided to convene the meeting in March this year in order to avoid any ramifications during the Purdah period commencing 15/03/2019 until Election Day. The Assembly will commence at 7:00pm prior to the ordinary Council meeting.

Date of next ordinary council meeting 12 March 2019 to be preceded by the Parish Assembly commencing at 7:00pm

..... *Simon Brady*..... (Clerk to the Council) 12 March 2019