

Woodham Mortimer With Hazeleigh Parish Council

ORDINARY COUNCIL MEETING

MINUTES - TUESDAY 12 JUNE 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))

Andrew Ritchings (AR) Clerk to the Council recording proceedings

One member of the public

87.18 APOLOGIES OF ABSENCE

No apologies were received

88.18 DECLARATIONS OF INTEREST

No declarations of interest were made

89.18 PUBLIC FORUM

Following previous concerns raised by members of the public over the hazardous conditions associated with crossing and joining/exiting the A414 between the Oak Corner Roundabout and Post Office Road, a further resident attended the meeting expressing their worries attempting to cross the road with their children. At present the Parish Council are waiting for Essex Highways to respond to a site meeting invitation so Councillors can demonstrate to relevant officers the particular areas of concern and discuss any appropriate mitigation measures. Any parishioners and residents are invited to express their concerns via email to the Clerk who will gather various representations adding weight to its own concerns, or contact their relevant District and County Councillors directly. The member of public requested a copy of the traffic volume/speed survey which would be sent by AR once in receipt of the requestors email address.

90.18 PREVIOUS MINUTES

The minutes of the Annual Council Meeting held on 08 May 2018 as proposed by PM and seconded by KM were agreed as a true record of events by those Cllrs present and duly signed by the Chairman

91.18 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 information to report

BRYANTS LANE WOODHAM MORTIMER – *report of additional highway entrance* – To be reviewed at the next meeting

FUL/MAL/18/00117 & LBC/MAL/1800118 BACONS LODGE ROAD WOODHAM MORTIMER – *Change of use of land from agricultural to residential and erection of cart lodge/wood store.* **REFUSED**

HOUSE/MAL/18/00371 OUTBUILDINGS OAK MANOR CHELMSFORD WOODHAM MORTIMER – *Extension to outbuildings to provide garaging, workshop and office* - **WITHDRAWN**

FUL/MAL/18/00361 FORMER LYNFIELD POST OFFICE ROAD WOODHAM MORTIMER – *Installation of two domestic oil tanks to Plot 1 and Plot 2 Former Lynfield plus the erection of additional garden 1 metre high fence.* **APPROVED**

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 - DECISION TBA FROM PLANNING AUTHORITY

FUL/MAL/18/00234 HIGHLANDS BURNHAM ROAD WOODHAM MORTIMER – Section 73 application to convert existing outbuilding to residential annexe **APPROVED**

HOUSE/MAL/18/00352 MILL HOUSE BURNHAM ROAD *Proposed single storey rear extension and formation of new internal opening* **APPROVED**

LDP/18/00453 ORCHARD HOUSE LODGE ROAD WOODHAM MORTIMER – Claim for lawful development certificate of proposed car port **DECISION TBA FROM PLANNING AUTHORITY**

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 **DECISION TBA FROM PLANNING AUTHORITY**

18/00494/FUL LAND SOUTH OF WYKE HILL AND LIMEBROOK 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**

18/05049/DET MILL WORKS BURNHAM ROAD HAZELEIGH *Compliance With Conditions Notification Ful/Mal/17/01197 (Addition Of Two Extensions For Office Use To The Existing Cottage/Office Building, Creating A Total Additional Floor Area Of 962Sqm, And The Provision Of Further Parking Facilities) Condition 4 – B* **CONDITIONS CLEARED**

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 - cllrs did not consider there to be any detrimental effect to the surrounding area and recommend GRANTING permission*

18/00531/RES LAND SOUTH OF WYKE HILL AND LIMEBROOK 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 – Cllrs had no comments to make

18/05078/DET LAND SOUTH OF WYKE HILL AND LIMEBROOK 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 – Cllrs had no comments to make

18/00626/HOUSE 3 MEARD POST OFFICE ROAD WOODHAM MORTIMER – Single storey rear extension – The proposals do not appear to affect the existing street scene and Cllrs recommend GRANTING permission

Actions AR to forward recommendations of approval to Helendene and 3 Meard

92.18 DISTRICT/COUNTY COUNCILLORS REPORT

The report submitted by County Cllr Penny Channer was circulated to Cllrs and uploaded to the Councils website included the following topics: *Essex Developers and Planning Authorities Agree Planning Protocol; Essex County Council to announce its favoured route option for the A120 on Friday 8 June; Reading Well for Mental Health; The Queen's Awards for Enterprise; Sign up for Essex for Communities; Are you struggling to attract funding for your organisation?; Essex for Communities; Small Charity week 2018; Scams Awareness Month; Allergen Consumer Awareness Event.*

93.18 REVIEW AND ADOPTION OF STANDING ORDERS

AR advised he had read and compared the new Standing orders supplied by the EALC and it was agreed he would mark the changes and forward to Cllrs for reviewing and adoption at the next meeting

Actions AR to mark updated changes and forward to Cllrs

94.18 HIGHWAY MATTERS

Lodge Road (junction with Hazeleigh Hall Lane - (enquiry No. 2438287 logged 28/12/2015) Continuous running water from ditch – Essex Highways have confirmed the water running down the road originates from the base of a wooden bollard in the verge, which was referred to Essex and Suffolk Water for further investigation on 6/01/2016. Essex and Suffolk Water came back to Essex Highways in August 2016 to confirm this is not their responsibility. Essex Highways will again further investigate.

Lodge Road – (adjacent to Old Mill House) (enquiry No. 2525149 logged 15/07/2017) rotten verge reflector posts - Essex Highways have a low priority defect raised for the wooden bollard in the verge. The defect was raised on 31/07/2017 and a further inspection was completed during March 2018 and Essex Highways did not record any deterioration with the bollard. Therefore, at this time there are no plans to complete a repair and the post will be monitored for further deterioration

Lodge Road (junction with A414) – (enquiry No.s 20385657, 2502209, 3146993) Continuous running water from ditch adjacent to storage compound - An initial defect was raised for this on 1/02/2017 and the case was reviewed following a further inspection in August 2017. Essex Highways have found water is leaking onto the highway from an adjacent ditch which is full of vegetation. It is the landowner responsibility to ensure ditches are maintained and Essex Highways will contact the relevant landowner. During the most recent inspection in March 2018 no water was recorded running from the ditch. Cllrs believe the water is due to a water main leak and SP would view the site and provide AR with photos.

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 – Essex Highways have confirmed an annual inspection of Lodge Road was completed on 16/03/2018 and Essex Highways did not record any further deterioration with the highway verge. The pictures provided by the Parish Council have been assessed by EH and their advice is that whilst the area may not look aesthetically pleasing they have to make difficult decisions when deciding which maintenance issues to prioritise due to the wide ranging function of highway maintenance. A robust prioritisation process allows them to focus on the areas of greatest need and all service requests are assessed and prioritised according to their level of severity.

The Parish Council have been advised that In the event that the condition of the verge significantly deteriorates to report it via the Report it Tool website.

Cllrs are not satisfied with the response and disagree that further verge deterioration has not occurred. RB also advised he had spoken to EH officers and been advised that Lodge Road was due to be resurfaced. AR was instructed to seek a copy of the inspection report dated 16/03/2018 and ask for clarification of re-surfacing.

Footpath 22 Woodham Mortimer - (*enquiry No.2426504*) *finger post to be installed within Diversion Order requirements by 11/01/2017* – EH have advised that unfortunately at this time the repairing of the fingerpost is a low priority.

Fambridge Road – *vehicle speeding issues and proposed footway* – KB had previously supplied best days and times for TruCam officers and would supply AR with a location plan, KB also advised that recently installed police cameras have been making a difference to traffic speed, particularly early morning motorbikes.

A414 Maldon Road – *traffic volume and unrestricted speed issues*. The invitation sent to Essex Highways to attend a site meeting in order to experience the hazardous conditions subject to many resident concerns had not yet received a direct response. AR will follow up. SB invited Cllrs to consider the following objectives:

1. **To extend 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**
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)
4. **To introduce a 40mph limit from along the B1010 Burnham Road from Oak Corner Roundabout the crossroads at Lodge Road Goat House Lane** (this would reflect the same limits applied along the Fambridge Road Hazeleigh)
5. **To 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

Rectory Lane Hill Farm Bridge/Culvert No.2151 – *road closure since 22/01/2013* – Essex Highways have advised the following information; The proposed carriageway works, (i.e. formalising the carriageway width to 2.8m with kerbing, rebuilding the banks around the headwalls and installing post and rail fencing and bollards) is currently being tendered with a view to starting on site as soon as possible. The current closure is due to expire on 31/05/2018.

B1010 Hazeleigh - *fallen road sign post adjacent to Sturbridge B1010 (EH No. 2558080)* Essex Highways completed a site visit and raised a low priority defect in November 2017. The sign was re-assessed during the routine inspection in March 2018 and no further deterioration was recorded. There are no plans to repair the sign post at this time.

Tom Tit Lane – *heavy goods vehicle signage* – Following the conclusion of the Local Highways Panel officer that the criteria for an 'unsuitable for heavy goods vehicle' sign is not justified further enquires were made with the County Cllr and the Essex Highways Liaison Manager has reviewed the location noting the current width restriction, at the time the width restriction was installed the unsuitable for heavy goods vehicles sign was removed. It is now considered the weight limit sign for Hoemill Bridge is not appropriate at this location and EH have suggested to replace the weight limit sign with an 'unsuitable for HGV' sign. Cllrs agree this would be the preferred option and indeed believes this was the original suggestion by residents.

Brook Cottage Burnham Road - *hazardous highway entrance, visibility issues* – LHP Scheme Validation Request ref: LMAL172030 dated 27/03/2018

A general discussion ensued with respect to whether the Council should use Parish Council money to help fund small highway projects in order to achieve resolutions to the many outstanding issues. It was considered this should be something to propose and discuss at the Annual Parish Meeting where parishioners could discuss and decide themselves if Council Tax money should be used to fund such projects.

Actions SP to provide photo evidence of water main leak in Lodge Road

AR to contact EH for inspection report Lodge Road
AR to follow up A414 volume/speed issues
AR to advise EH Cllrs agreement to replace weight limit sign

95.18 CLERKS UPDATED EMPLOYMENT CONTRACT

As approved at the May meeting the Clerks CoE has been updated to reflect the National Joint Council for Local Government Services agreement of new pay scales for 2018-2020 to be implemented from 01 April 2018. Contract amended to show Clerks hourly rate increase from £10.099 to £10.301/hr – Chairman/Clerk accordingly signed new contract.

96.18 FINANCIAL MATTERS

Account Balances:

AR Advised Unity Current Account T1 = £205.61; Instant Access Account = £5407.88. Total funds on deposit = £5613.49. No payments are due on the Council's Debit card other than the £3.00 monthly charge

Authorisation of payments:

Clerk's salary nett £494.46, Clerk's HMR&C payment £123.60, Clerk's work from home allowance (14 weeks from March 2018) £56.00. AR advised there were not enough funds in the current account to cover aforementioned payments and Cllrs approved a transfer of £1,000 from the Instant Access Account. The aforementioned payments and transfer of funds as proposed by RB and seconded by KM were agreed by all Cllrs.

SB suggested it would be prudent to check with the Parish Council's banking providers whether any higher interest accounts are available.

Actions *AR to set up payments for authorisees to approve online for Clerk's emoluments and to enquire of higher interest accounts*

97.18 PUBLIC RIGHTS OF WAY REPRESENTATIVE REPORT

There were no PROW matters to report

98.18 CORRESPONDENCE

Planning Conditions – Fairviews (Formerly Land Adj to Colts Pightle), Post Office Road.

It has been brought to the Council attention that certain Planning Conditions with respect to the aforementioned property have not been implemented. Cllrs instructed Clerk to contact MDC Planning for comment.

Verges Tom Tit Lane – A local parishioner has contacted the Council expressing their satisfaction that verges in Tom Tit Lane have not undergone any severe cutting programmes, wild flowers can be seen in abundance and the resident hopes the if The Council is offered the chance to plant any further wild flowers it would support the proposal and they would be willing help to plant any such flowers.

Post Office Road, resident concerns – A local resident has written to the Council raising concerns over the hazardous conditions of the A414, including increased accidents, excessive vehicle speeds, difficulties joining and exiting the road and the problematic crossing of pedestrians alighting buses. Cllrs agree solutions need to be found to the difficulties and AR would advise the resident the latest situation regarding dialogue with Essex Highways, other residents and District and County Councillors.

The resident also raised concerns over the use of Post Office Road by the new bus service; the buses are considered to pass through the village at speeds without due caution and consideration to residents and would like the Parish Councils advice with respect to rights for residents. The Council also agree with the inconsiderate way buses pass through the village and would make further enquiries with the County Councillor and the bus company.

Final concerns were raised regarding the use of the Village Hall and adjacent green space, the opinion is the amenity appears to be increasingly let out for commercial reasons and events, though understandable the hall is available for such events the behaviour of the park users is considered unacceptable, causing disturbance and littering. Vehicles attending events are causing hazardous situations for other users of the road including parking and passing difficulties. As the Parish Council are not involved with the

management of Village Hall activities the concerns would be passed to the Village Hall Committee for consideration.

A414 HGV parking – a local resident wrote to the Council expressing their concerns regarding the queuing up of HGV's attempting to enter business premises off of the A414, causing unsafe conditions and difficulties for residents entering and exiting side roads during rush hour traffic. Cllrs resolved to add the HGV issue to other concerns associated with the A414 and inform the County and District Councillors forming part of the Council's continued efforts seeking appropriate resolutions to the hazardous conditions endured by many through Woodham Mortimer on the A414.

Salt Bag Partnership – The Council has been invited to apply for gritting salt in time for the winter weather. Cllr SP advised the Council has enough in stock and do not require any additional salt.

Notice of DHGPC meeting: Althorne Village Hall 7:30pm 20/06/2018 (Cybercrime) – Cllrs unable to attend.

MDC Planning Policy Team, request for information – No comments made

MDC Planning, application details by email – the request by the Parish Council to receive planning details and attachments by email was rejected by the Planning Authority, the assertion being that emailing documents to individual Parish Councils will take far longer and will be more costly than sending out paper copies of the documents.

Dengie Community Agent – A request for information with respect to any over 65 clubs that operate in the villages has been received by the Clerk, unfortunately Cllrs were unable to identify any such clubs.

South Maldon Garden Suburb Liaison Meeting - Cllr KB advised the Council he wished to attend the invitation received from MDC regarding continued development of the SMGS scheduled for 26/06/2018. Cllrs thanked KB for offering to attend and he would respond directly to the invitation

99.18 AGRICULTURAL AND LIVERY CRIME

As there had been no matters to report on this subject for many months SB advised the item to be removed from further agendas until such time it is required for discussion again.

100.18 NEIGHBOURHOOD PLANNING SCHEME

As there had been no activity/comments to this subject for many months SB advised the item to be removed from further agendas until any relevant information becomes available.

101.18 GENERAL DATA PROTECTION REGULATIONS

AR to continue with Data Audit.

102.18 A414 CHELMSFORD TO MALDON OPTIONS QUESTIONNAIRE

Cllrs agreed that the original consultation questionnaire that gave respondents only 1 day notice to complete was wholly unacceptable considering the important nature and ongoing issues of the A414 through Woodham Mortimer. AR had finally been able to obtain an electronic copy of the questionnaire which would be circulated to Cllrs. It was agreed to feed responses to SB who would collate answers for a final discussion at the next meeting and consequent response to Essex Highways following that meeting.

Actions AR to forward questionnaire to Cllrs

103.18 ADVERTISEMENT OF RETAIL BUTCHER

Following a report that a retail butcher is operating from premises in Hazeleigh Hall Lane, MDC have advised the Food Standards Agency have been contacted and a site visit will be made in due course

104.18 INFORMATION ONLY

The following planning application was received by AR after the publication of the June Agenda and details have been provided to Cllrs for comment;

18/00594 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

SB to advise AR whether an extraordinary meeting is required in order to submit comments in time for the Planning Authority consultation expiry date.

RB advised that one of the 30mph limit signs approaching the Oak Corner Roundabout from Danbury has fallen/been knocked over and the other one is covered by foliage. AR was asked to log the issue on the Essex Highways website

Actions AR to report 30mph limit sign damage

Date of next ordinary meeting 10 July 2018

..... *Simon Brady* (Chairman to the Council) 10 July 2018