

# Woodham Mortimer With Hazeleigh Parish Council

## MINUTES - TUESDAY 13 JANUARY 2015

Held at Woodham Mortimer Village Hall 8.00pm

### In attendance

Parish Councillors: Pauline McDonald (Chair)(PM), Kim McDonald (KM), Andrew Macmorland (AM), Simon Brady (SB), District Councillor: Mark Durham

Andrew Ritchings (AR: Clerk to the Council recording proceedings).

Ten members of the public.

### 01.15 APOLOGIES OF ABSENCE

Parish Cllrs Stephen Pemberton, Ian Spurr (unwell), Kim Broadhurst (holiday), County Cllr Penny Channer, District Cllr Henry Bass

### 02.15 DECLARATIONS OF INTEREST

There were no declarations to Agenda items, however as members of the public raised comments with respect to a recently advertised Planning Notice which was discussed by Cllrs in Any Other Business - PM & KM declared a non-pecuniary interest in the item **FUL/MAL/14/01225 – LYNFIELD, POST OFFICE ROAD** their interest being adjacent property owners.

### 03.15 OPEN MEETING TO THE PUBLIC

There was much concern from the majority of members of the public in attendance with respect to Planning item **FUL/MAL/14/01225 – LYNFIELD, POST OFFICE ROAD**. Concerns raised included:

- The extent of new structure height and distance to the adjacent property
- Deficient vehicle parking and manoeuvring space, causing extra street parking in narrow lane
- Concerns with respect to an existing asbestos garage,
- The proposed 12ft high garage to be erected is excessive
- Inappropriate conversion of plot from a one bedroom bungalow to 2x 4 bedroom houses
- No space allowance has been made for services such as oil fuel tank
- Concerns with respect to at capacity sewage processing plant
- Previous application at Colts Pightle for 2 properties on a larger plot was refused by Planning Authority.
- Concerns regarding delivery vehicle access problems
- There are protected trees at the sight which require monitoring
- Protected species such as Great Crested Newts & Slow Worms are known to be present in the area likely to be breeding in a pond that is to be infilled, animals are protected by Wildlife & Countryside Act 1981 and other European Acts
- It should be advised that an ecological survey be carried out in the Spring to determine exact presence and nature of wildlife as recommended by Natural England
- General conclusion the proposal was an overbuild on a small plot out of keeping with nearby properties

**The meeting was closed for public speaking** and most of the public departed the hall.

### 04.15 PREVIOUS MINUTES

The minutes of the Council Meeting held on 09 December 2014 were approved as a true record and duly signed by PM.

### 05.15 PLANNING

**Land opposite Mill Cottage** – No further information had been received

**NEW BARN LODGE ROAD WM** – Non compliant conditions – no further enforcement action taken as the Planning Officer is waiting for information from the applicant's agent.

**SOUTHWOODS HAZELEIGH HALL LANE** – since MDC letter of 07/07/14 the Council have been advised that resources have not been available to attend to this matter.

**FUL/MAL/14/00931 & LBC/MAL/14/00932 – CRODONS BARN POST OFFICE RAOD WM –** Conversion and extension of existing barn to provide live/work unit. Erection of single storey timber framed house. **Planning Authority to advise decision**

**FUL/MAL/14/00948 – LAND ADJACENT TO THE RISE BRYANTS LANE WOODHAM MORTIMER –** Erection of two detached dwellings with associated garages and access to highway. **Refused**

**WTPO/MAL/14/01078 – OAKSIDE POST OFFICE ROAD WM - TPO Oak –** removal of ivy when dead. **Planning Authority to advise decision**

**OUT/MAL/14/01103 – LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY MALDON –** Outline application for up to 1,000 dwellings, employment area, primary school, open space, allotments sports playing field, landscaping, vehicle access onto existing highway network and associated infrastructure. **Planning Authority to advise decision**

**HOUSE/MAL/14/01154 – NEWLANDS CONDUIT LANE WM –** Roof conversion, with three dormers to the front and one to the rear, also a gable wall to the rear. **Planning Authority to advise decision**

**T&CPA 1990 (TREE PRESERVATION REGULATION 2012) ORDER NO.7/14 – MANDALAY POST OFFICE ROAD WM –** Provisionally effective Order to be confirmed or otherwise within a period of 6 months

#### **06.15 MATTERS ARISING**

**OUT/MAL/14/01103 – LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY MALDON –** Outline application for up to 1,000 dwellings - SB attended a recent South Maldon Garden Suburb Project Team briefing also attended by Maldon District Councillors and other interested Parish Councils. The briefing proved valuable to hear other local Council views and progress of the development scheme which concluded that a special Liaison Group would be formed of which the Parish Council would be able to appoint a representative in order to monitor progress of the proposals and the effect the development will have on Woodham Mortimer and Hazeleigh.

Following the Councils speed check request for Fambridge Road resolved at the December meeting, correspondence has been received from the Essex Police Casualty Reduction Section that the request will be dealt with by the Community Engagement Team.

#### **07.15 DISTRICT COUNCILLORS REPORT**

Councillor Mark Durham reported that the Local Development Plan Examination in Public (EiP) will take place next week. Members of Maldon District Council and Cllr Durham attended a recent audience with the Planning Minister Brandon Lewis in London, the main aim was to seek a commitment to protection in rural areas which proved quite difficult as the government wish to maintain their policy of sustainable development. Planning officers were advised to adhere to their LDPs signifying the need for a positive outcome to the EiP in order to protect areas which would otherwise be subject to increased development applications.

#### **08.15 HIGHWAY MATTERS**

**Verge defects Bryants Lane Woodham Mortimer –** from outside Claremont Nursery to the first house on the left hand side – **Enquiry 2319059**

SB reported that various highway works have taken place in Bryants Lane which is contrary to Essex Highways website Enquiry No. 2319059 that is still indicating repairs do not meet relevant maintenance requirements.

**A414 Maldon Road between Bryants Lane/Tom Tit Lane –** Blocked drains x2 - **Enquiry 2330259**

**Tom Tit Lane near Bryants Lane –** Blocked drain - **Enquiry 2330260**

**Verge defects Lodge Road Woodham Mortimer –** from its junction with the A414 to Hazeleigh Hall Lane - **Enquiry 2319066**

**Lodge Road close to FP11 junction -** Pothole - **Enquiry 236748 & Lodge Road close to B1010 junction -** Pothole and road break up – **Enquiry 2369741**

The Council has been sent notification that planned works for Lodge Road near the Burnham Road junction are scheduled for 19 January 2015 although Essex Highways website still reports repairs do not meet relevant maintenance requirements.

**Lodge Road various flooding issues –** a local resident has reported various flooding issues to the Highway Authority and continues to liaise with Robbie Green from Essex Highway in

order to achieve satisfactory repairs. It is not clear at this stage whether these issues will be repaired at the same time Lodge Road will be closed for 3 days from 19 January 2015 for other remedial repairs.

**Actions** Clerk to attempt to clarify recent works and outstanding Highway issues

## 09.15 CORRESPONDENCE

**For Circulation:** Circulation correspondence passed to cllrs as noted on the 13 January 2015 Agenda

### **For Discussion:**

Local parishioner of Lodge Road sent correspondence to register their views of bewilderment at a domestic entrance being allowed in a field gateway in Lodge Road Woodham Mortimer and that the need for a building of this nature is supported by the planners in an agricultural environment. What were the reasons for this development? Certainly not agricultural!! A couple of years ago that sort of entrance was not acceptable even on a domestic property. (re Lodge Farm development) Does this mean that any occupants would be allowed to apply for something similar all the way up Lodge Road as far as the A414?

The Council's views would be welcome. The desecration of our countryside goes on unabated and no one seems to care these days.

Cllrs asked the Clerk to respond to the correspondent indicating this issue had already been raised by the Parish Council as an enforcement enquiry with the local PA which was still being actioned, unfortunately the PA are so under-resourced that the only officer dealing with enforcement issues has too much work to undertake and cllrs are concerned that many breaches of development approval will continue unforced resulting in a precedence for other applicants to follow.

A & J Lighting Solutions have advised that the current street lighting agreement is due to expire on 31/01/2015 and have provided two quotations of contract renewal; a 3 year term at £150.00 per year and a 5 year agreement at £138.00 per year. The Clerk advised that in order to provide best value for public funds alternative contracts had been sought, unfortunately there does not appear to be any other organisations offering this service which has also been confirmed by the EALC. Cllrs therefore resolved to continue with the A&J Lighting service at the 5 year agreement term. Proposed by SB and seconded by KM.

It has been reported that the street light at the Hazeleigh junction has not been working for some time and when returning the new contract the Clerk would seek to clarify the lighting locations forming the agreement. A&J's advice would also be sought with respect to any ownership details information they may possess.

AR expressed an interest in attending the next Dengie Hundred Group Meeting.

AR advised Cllrs to digest the information contained in the latest Essex Association of Local Councils Legal News update as it contained information regarding a proposed Transparency Code for all councils with annual turnovers not exceeding £25,000.

Cllrs were advised of the forthcoming Ecology and future challenges of the Blackwater and Colne Estuaries meeting to be held on the 20 January 2015

**Actions** Clerk to respond to resident concerns in Lodge Road  
Clerk to return new 5 year term agreement to A&J Lighting Solutions

## 10.15 BALANCE OF ACCOUNTS

AR reported: Tailored account balance £2003.44; Tailored deposit account balance £2405.60 and Alto Debit Car balance £99.50

## 11.15 AUTHOURISATION OF PAYMENTS

A & J Lighting Solutions (DD) October	12.41 (10.34)
E.ON non-metred electricity (SO) October	10.41 (9.91)

The above payments were proposed by SB and seconded by KM and approved by all cllrs present.

## 12.15 RISK ASSESSMENT OF PARISH COUNCIL ACTIVITIES

Cllrs discussed further risks as recommended by the internal auditor which would be inserted into the Council Risk Assessment document to be adopted once agreed and decided that only one risk required further advise (mitigation risk for mass resignation of cllrs), this to be sought from the EALC

**Actions** Clerk to seek guidance from EALC

## 13.15 PARISH COUNCIL WEBSITE

AR advised that contact had been made with a local internet provider (Lodge Information Services) who had clarified it was possible for them to register the Council with a .gov.uk domain name, this would cost £80 for a 24 month registration. With respect to email usage Lodge offered 2 options:

- 1) a simple version where emails are forwarded by LIS servers and the only copy available is downloaded by each email account holder. £25.00 per annum plus £20.00 set up fee
- 2) a hosted exchange service where copies of emails are downloaded by each email account holder and also stored on LIS servers, this is a more secure service. £5 per mail box per month. A mail box is different to an address i.e. the Council could have one mailbox [xxxx@woodhammortimerandhazeleigh-pc.gov.uk](mailto:xxxx@woodhammortimerandhazeleigh-pc.gov.uk) and each Cllrs address would arrive in the one mailbox.

AR advised that it would be wise to seek other provider quotations and this initial contact had been useful to begin to learn general costs. KM advised he would approach a company called Titan who administer his business email services for a further estimate.

**Actions** KM to contact Titan  
AR to contact another local provider

## 14.15 ANY OTHER BUSINES

**FUL/MAL/14/01225 – LYNFIELD POST OFFICE ROAD WM** - Demolition of existing detached bungalow and garage. Erection of 2 No. link detached properties and single garage.

Cllrs noted there had been extensive public objection to this application and resolved to strongly OBJECT to the proposal. The development is considered to be an overdevelopment on a small plot at present occupied by a 2/3 bedroom bungalow. It is believed the scale, bulk and design of the property would provide an adverse impact on the current street scene and in particular the proposed proximity of the new property to neighbouring boundaries.

Concerns are also raised with respect to inadequate vehicle parking and turning allowance likely to result in increased street parking in the narrow lane.

It is understood the current sewage processing plant is at capacity and a significant increase in habitation could provide extra stress on the plant and it is recommended this issue be reviewed.

The Council is also aware that boundary ownership dispute issues exist which may prove the development boundary specified in the application inaccurate.

Protected species such as Great Crested Newts are known to be present in the area and thought likely to be breeding in a pond within the development boundary that is to be infilled, these animals are protected by Wildlife & Countryside Act 1981 and other European Acts and it is advised that an ecological survey be carried out in the Spring to determine exact presence and nature of wildlife as recommended by Natural England policies.

**Press/media & FOI policies, Publication Scheme** – AR to progress when time allows.

**Date of next Meeting** Tuesday 10 February 2015