

Woodham Mortimer With Hazeleigh Parish Council

MINUTES - TUESDAY 14 APRIL 2015

Held at Woodham Mortimer Village Hall 8.00pm

In attendance

Parish Councillors: Pauline McDonald (Chair)(PM), Kim McDonald (KM), Andrew Macmorland (AM), Kim Broadhurst (KB), Stephen Pemberton (SP)

District Cllr Henry Bass

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

43.15 APOLOGIES OF ABSENCE

County Cllr Penny Channer, District Cllr Mark Durham, Cllr Ian Spurr

44.15 DECLARATIONS OF INTEREST

SP declared a pecuniary interest as a landowner affected by item 47.15 OUT/MAL/14/01103 – LAND SOUTH OF WYCKE HILL - this item was not expected to be debated. AM declared a non-pecuniary interest in item 47.15 FUL/MAL/15/00146 – LAND NORTH EAST OF WOODHAM MORTIMER LODGE that interest being he conducts business activities with the applicant not associated with the application site.

45.15 OPEN MEETING TO THE PUBLIC

There were no members of the public present. Parishioners who were present at the preceding Annual Parish Meeting departed following the Chairman's closure, they had been advised they were welcome to remain at the general monthly Parish Council meeting.

46.15 PREVIOUS MINUTES

KM proposed and AM seconded the minutes of the general monthly Council meeting held on 10 March 2015 and the sub-Planning Committee Meeting held on 30 March 2015 were a true record of events, agreed by those cllrs present at those meetings and duly signed by the Chairman

47.15 PLANNING

LAND OPPOSITE MILL COTTAGE – response from Allen Lyndsey confirmed that due to major changes with the Forestry Commission there has been no further progress with respect to the appeal to re-stock the woodland area.

SOUTHWOODS HAZELEIGH HALL LANE – MDC enforcement officer has made site visits and reported that touring caravans have been removed off site, the adjacent protected woodland has suffered extensive invasion, an old asbestos building has been demolished which has consequently been reported to HSE and an a new building had begun construction without due consent. Two Planning Applications should now be submitted to the Planning Authority in due course.

T&CPA 1990 (TREE PRESERVATION REGULATION 2012) ORDER NO.7/14 – MANDALAY POST OFFICE ROAD WM – Provisionally effective Order made 17/12/2014 to be confirmed or otherwise within a period of 6 months (17/06/2015). Cllrs enquired about the status of the aforementioned Order, it was understood the Order to be effective at the end of the 6 month period. District Cllr Bass suggested to write to the Planning Officer seeking the Order be confirmed.

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. **DECISION TBA FROM PLANNING AUTHORITY**

OUT/MAL/15/00072 – LAND ADJACENT THE DELL BURNHAM ROAD WOODHAM MORTIER - Erection of 2no. Bungalows. **REFUSED**

FUL/MAL/14/01289 – LAND BETWEEN MIDDLEWICK FARM THE MARSHES SOUTHMINSTER – Variation of condition 37 of approved FUL/MAL/10/00004 nine wind turbine generators. **DECISION TBA FROM PLANNING AUTHORITY**

FUL/MAL/15/00009 – MOONFLEET, BURNHAM ROAD, WOODHAM MORTIMER
Demolish bungalow and build a new chalet bungalow. **APPROVED**

FUL/MAL/15/00248 – LAND ADJACENT HATCH HOUSE FARM BURNHAM ROAD HAZELEIGH – Change of use of existing agricultural barn into craft workshop with associated parking (resubmission). **DECISION TBA FROM PLANNING AUTHORITY**

ESS/19/14/MAL/26/01 – Royal Oak Quarry Chelmsford Road – condition No.26 Wheel Cleaning. **DECISION TBA FROM PLANNING AUTHORITY** Various queries raised by Cllrs with respect to the above confusing application received no clarification from the Planning Officer, Cllrs asked AR to seek clarification again. AR informed Cllrs that a recent message received from the Danbury Aggregates representative Simon Chaffe asked that the Council should not disturb ECC Planning Officers with resident complaints and that ‘as agreed’ these issues should be tabled at the Liaison Group Meetings. Cllrs believed this to be unreasonable for complainants to have to wait for up to 6 months for any action/response and to inform Mr Chaffe these opinions.

FUL/MAL/15/00146 – LAND NORTH EAST OF WOODHAM MORTIMER LODGE, LODGE ROAD, WOODHAM MORTIMER – Brick pier and metal entrance gates to barn site. Alterations to internal arrangement including foaling box and alterations to fenestration (retrospective). - The Parish Council supported the original application FUL/MAL/13/00821 erection of new agricultural barn for lambing and associated storage and hardstanding and was not supporting any other activities or changes to the highway entrance. The Council in general is against the principle of retrospective applications as this encourages development without previous due consent. The Council believes the entranceway as it now exists is not conducive with the nature of the agricultural lambing barn and is out of keeping with its use for agricultural associated vehicles. The approved barn for the housing of lambs should be used solely for its intended purpose as originally applied and without external lighting which is understood to have been implemented. AM abstained from voting and remaining Cllrs agreed to **OBJECT** to the application for the aforementioned reasons.

FUL/MAL/15/00242 – COLTS PIGHTLE, POST OFFICE ROAD, WOODHAM MORTIMER – 2 detached dwellings of 2000sq ft each. The Parish Council objected to the original FUL/MAL/12/00840 application at this site also for the construction of 2 new dwellings believing the land to be of agricultural status and falling outside of the village development boundary. The further approved application FUL/MAL/13/00100 for just 1 new dwelling was more appropriate at the site though still outside the village development boundary. The Parish Council surmises that construction of 2 properties at this site would be an unacceptable form of over-development having a detrimental impact on the immediate surrounding area and street scene. In particular the Council believes 2 properties would have an overbearing negative impact in direct sight of the grade II listed Hurdlemakers Arms Public House opposite. Cllrs agreed to **OBJECT** to the application for the aforementioned reasons.

FUL/MAL/15/00291 – NIGHTINGALE HOUSE, 2 LITTLE MEADOWS, CONDUIT LANE, WOODHAM MORTIMER – replacement stable. Cllrs thought this to be an improvement to the view of the existing building without a negative impact on the surrounding environment and resolved to **SUPPORT** the application.

GENERAL CONSULTATION PERIOD ALLOWANCE – due to the increase in Planning Applications falling outside of monthly Parish Council Meeting timescales it is becoming increasingly difficult for The Council to arrange special sub-planning committee meetings, it is understood that other Parish Councils are granted extended consultation periods in order to resolve decisions at their respective monthly meetings. AR would continue to pursue extensions where appropriate.

Actions

- AR to seek confirmation of TPO at Mandalay*
- AR to contact Simon Chaffe*
- AR to contact ECC Planning Officer*
- AR to submit objection to land NE of Woodham Mortimer Lodge*
- AR to submit objection to Colts Pightle*
- AR to submit support to Nightingale House*

Parish Councilor SP departed from the meeting due to other commitments.

48.15 MATTERS ARISING FROM PREVIOUS MINUTES

There were no matters to discuss.

49.15 DISTRICT COUNCILLORS REPORT

Reports from County Councillor Penny Channer and District Councillor Mark Durham were asked to be included in the monthly circulation as there was quite a substantial amount of information to be read at the meeting.

District Cllr Bass indicated that Planning Officers were addressing proposals submitted by the Parish Council with respect to providing further Public Rights of Way as part of the Wycke Hill and Limebrook Way application.

50.15 HIGHWAY MATTERS

A414 Maldon Road between Bryants Lane/Tom Tit Lane - blocked drains x2 - Enquiry 2330259 - (HA assessed 07/10/2014)

Tom Tit Lane near Bryants Lane – blocked drain - Enquiry 2330260 - (HA assessed 07/10/2014) **REPORTED RESOLVED BY CLLR BRADY** although the EH website still reports that it does not meet the relative criteria for repair

Lodge Road - verge defects - from its junction with the A414 to Hazeleigh Hall Lane - Enquiry 2319066 - (HA assessed 06/11/2014)

Bryants Lane - verge defects - from outside Claremont Nursery to the first house on the left hand side – Enquiry 2319059 - (HA assessed 07/11/2014)

Rectory Lane - earth deposits, flooding and ditch obstruction issues reported by local resident Enquiry 2399387 (Reported 09/03/2015)

Footpath 11 Hazeleigh – flooding issues southern side of nature reserve reported by local resident Enquiry 2391077 (HA aware 14/03/2015 to be investigated within 28 days)

Fambridge Road – The Design Team with respect to the proposed footway from Royal Oak PH to Limebrook Roundabout have temporarily suspended further investigations until details of the Wycke Hill/Limebrook Way development are known.

AR had received a phone message from Mr Smith of the Casualty Reduction Unit stating that Essex Police have been in attendance at the stretch of road near the Royal Oak PH and recorded a number of offenders; this site would now see regular visits.

A letter had been received from a resident in Fambridge Road expressing their grave concerns with respect to public safety, a taxi funded by MDC transports their children to the local school due to the acknowledgement of the hazardous conditions. There is a 40mph speed limit at the section of concern but it is proving increasingly difficult to cross the road to reach the taxi which has to wait in the Royal Oak PH car park because the majority of traffic ignores the limit. One of the children will be commencing college soon and will have to walk along the road in order to alight at the bus stop. The resident wishes action to be taken and requests reduction in speed mitigation measures perhaps including speed cameras and the construction of a footway from the PH to the roundabout. The comments receive the full support from Cllrs and AR was asked to forward the information to the Casualty Reduction Unit.

Lodge Road – An email was received from a resident of Lodge Road complaining of the condition of verges and drains seeking if the Parish Council were intending to address the problems. AR had advised that the Council currently had 5 outstanding Highway defect issues including Lodge Road verges and Essex Highways has not deemed the conditions to be worthy of immediate repair.

Maldon Road – A further email had been received from a resident living close to the A414 raising concerns regarding the hazardous nature of the unrestricted speeding vehicles rendering conditions almost impossible to cross to bus stops. Contact had been made with ECC who had advised more community support was required. The Chairman had spoken to the complainant who advised he intended to raise a petition regarding the matter. Cllrs requested AR to acknowledge the concerns when submitting concerns with respect to resident letter at Fambridge Road.

Actions AR to send comments to Casualty Reduction Unit re: Fambridge Road and Maldon Road A414

51.15 CORRESPONDENCE

For Circulation:

Correspondence was put in circulation as noted on the 14 April 2015 Agenda.

For Discussion:

E-on – change of deemed contract rates. - AR advised that communication had been received from E-on advising of an increase in monthly charges for the unmetered electricity street

lighting use. Charges are to rise from £117 per year to £161 per year commencing 01 May 2015, this is an approximate increase of 35%. AR had contacted E-on seeking explanation of such a large increase, E-on responded indicating that there had been no increases for 5 years. AR sought like for like quotes from Scottish Power, Green Energy, Npower, Opus Energy, Haven Power and Scottish and Southern Energy. Npower and Opus did not respond; Scottish Power and Haven Power stated information had been sent to the wrong address and offered an alternative contact but did not offer to forward the information. Green Energy supplied a quote of £346 per year, Scottish and Southern Energy supplied a quote of £201 per year. KM proposed the Council maintain its existing contract with E-on at the increased cost of £161 per year seconded by SP agreed by all.

52.15 BALANCE OF ACCOUNTS

AR advised: Tailored Account balance of £1183.38, Tailored Deposit Account balance of £2406.19 and Alto Debit Card balance of £79.10

Non signatory KM scrutinised the Councils quarterly bank statements against Clerks cash book Jan - Mar 2015, all was in order and the Chairman duly signed the statements.

53.15 AUTHOURISATION OF PAYMENTS

A & J Lighting Solutions (SO) April 13.80 (11.50)

E.ON non-metred electricity (DD) April 10.66 (10.15)

A & J Lighting Standing Order debited from the Council Accounts at a payment of 12.41 due to authorised SO change not being activated by all signatories. A payment of £1.39 is now owed to A & J Lighting. AR would re-set SO authorisation for signatories to activate before 01 May 2015 and set up a further one off payment of £1.39 in order to bring the Council up to date with payments to A & J Lighting.

KB proposed the above authorisations which was seconded by AM and agreed by all present.

As current meeting proceedings had continued to 22:15 and there was still much business to discuss it was agreed by all to suspend any further business and convene an extraordinary meeting in order to complete April Agenda items, there had also been further Planning Applications received required to be resolved prior to the next scheduled 12 May meeting which would also be added to the Agenda.

Date of next Meeting - Monday 27 April.

Simon Brady (Chairman to the Council)

Tuesday 12 May 2015