

Woodham Mortimer and Hazeleigh Parish Council

ORDINARY COUNCIL MEETING

MINUTES – TUESDAY 14 JUNE 2022

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

In attendance: Parish Councillors: Simon Brady (SB presiding), Pauline McDonald (PM), Kim McDonald (KM), Stephen Pemberton (SP), Richard Britton (RB).

County Cllr Jane Flemming (JF), District Cllr Simon Morgan (SM)

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

Two members of public

71.22 APOLOGIES OF ABSENCE

Parish Cllrs Graham Harle and Andrew Macmorland were unable to attend due to work commitments.

72.22 DECLARATIONS OF INTERESTS

SB declared non-pecuniary interests in planning item Claremont Garden Centre being a resident of Bryants Lane and in Highways item Fambridge Road being related to landowners subject to the potential footpath. SP declared pecuniary interests in respect to Planning items land opposite St Margaret's Church and proposed solar farm, being the landowner of the sites subject to the applications.

73.22 PUBLIC FORUM

Discussion in the Public Forum focused on the planning application at the site adjacent to the A414 for the 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. Details of the application are being studied and concerns were raised at the extensive clearance already taken place at the site. The Chairman advised everyone who wished to comment on the proposals to submit their representations on Maldon District Councils Planning Portal so that Planning Officers can consider all aspects of the application.

74.22 PREVIOUS MINUTES

Minutes of Ordinary Council Meeting 10 May 2022 and minutes of Extraordinary (Planning) Meeting 20 May 2022 were agreed as a true record of events by Cllrs at the respective meetings as proposed by KM and seconded by PM.

75.22 PLANNING

21/01276/FUL - LAND OPPOSITE ST MARGARET'S CHURCH MALDON ROAD WOODHAM Mortimer - *Erection of a crematorium with ceremony hall, memorial arboretum and associated use of land, restoration of Coopers Monument, vehicular access, parking, landscaping, pedestrian crossing and diversion of footpath (PROW 269_17).* **DECISION TBA BY DISTRICT PLANNING COMMITTEE**

22/00261 – HALL FARM LAND HAZELEIGH HALL LANE HAZELEIGH – *The construction and operation of a solar photovoltaic farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping.* **AWAITING DECISION BY LPA**

21/00138 – LAND ADJACENT THE WILLOWS BRYANTS LANE WOODHAM MORTIMER – *Proposed No. 1 dwelling with carport.* APPEAL No. APP/X1545/W/21/3283976. **AWAITING DECISION BY THE PLANNING INSPECTORATE**

22/00443 – LAND REAR OF HILL BARN RECTORY LANE WOODHAM MORTIMER –
*Proposed conversion of existing equestrian/storage buildings to form 1No. new dwelling and associated development. **AWAITING DECISION BY LPA***

22/00439 – LAND REAR OF HILL BARN RECTORY LANE WOODHAM MORTIMER –
*Proposed conversion of existing equestrian/storage buildings to form a Live-Work unit with associated development including the creation of a parking areas. **AWAITING DECISION BY LPA***

22/00454 – LIMBROOK PARK EAST LAND SOUTH OF WYCKE HILL AND LIMBROOK WAY MALDON - *Development of the site to provide 42 residential dwellings (Class C3) together with associated infrastructure.. **AWAITING DECISION BY LPA***

22/00468 – REDWOOD HOUSE POST OFFICE ROAD WOODHAM MORTIMER
*Single storey flat roof link extension. **APPROVED***

22/00158 – BARN AT HATCH HOUSE FARM BURNHAM ROAD HAZELEIGH
*Conversion of an agricultural storage building into two dwelling houses (Class C3.) **AWAITING DECISION BY LPA***

22/00530 – KINVARA MANOR LODGE ROAD HAZELEIGH - *Proposed new residential access to replace existing access onto Lodge Road. **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.*

Although this third application at the site, since September 2017, differs in terms of the type of dwelling to be situated the Council believes the application constitutes development similar to refused application 17/00923, and dismissed application 18/01298. The site resides outside the local settlement boundary as protected by Policy S8 of the approved Local Development Plan 2014-2029, it does not have suitable access to services and facilities and would largely rely on private transport. As far as the Council is aware the site has not been identified to meet the needs of housing in the District, particularly as it resides a short distance from the ongoing South Maldon Garden Suburb developments. Any additional development along with the massive increase in housing around Wyke Hill accessing the main A route in and out of Maldon would only exacerbate the current heavy use of this road introducing further potential vehicle conflict. The site has recently seen extensive foliage clearance and any additional expanded clearance would be a further detriment to the character and beauty of this rural countryside area. For the aforementioned reasons Cllrs recommend REFUSAL of the application.

22/00643 – THE MALDON GARDEN CENTRE LIMITED CLAREMONT GARDEN CENTRE BRYANTS LANE WOODHAM MORTIMER – *Construction of a building to be used as a café, office and staff roof, greenhouse, new walkway, new substation, relocated polytunnel and associated landscaping.*

Whilst Cllrs consider the proposed changes would introduce an enhanced appearance to this busy commercial site, concerns are raised associated with the existing access. Various traffic incidents and near misses have indicated a tendency for departing vehicles to focus solely leaving the premises to gain access onto the Maldon Road neglecting to allow for traffic travelling along Bryants Lane from residential properties also attempting to access Maldon Road. There is a continuing problem at certain times of the day when large delivery vehicles are unable to gain access to the site thus blocking entry and exit from/to Bryants Lane introducing hazardous conditions particularly at busy periods, evidence has shown that some

HGV's have even half parked their vehicles on the pavement alongside the A414. An expansion of the site introducing further commercial operations is only likely to exacerbate these problems and the Council do not believe the existing access is suitable for further traffic movements. There appears to be an additional access point directly onto the A414 and the Council requests this be considered further within the proposals. An additional concern is that due consideration does not appear to have been given to suitable drainage facilities, the site, located in a position lower than the main Maldon Road already suffers flooding during inclement weather conditions and any further development should review drainage provision along with appropriate sewage treatment required for the proposed café. There does not appear to be any open/closing times proposed for the use of the café potentially allowing for the establishment to be open late into the evening which would impact adjacent residential properties already suffering light and noise pollution, additionally, the location of the proposed sub-station would impose similar issues and the Council suggest a review of the location further away from neighbouring properties. A final concern is the impact the café would have on other established hospitality businesses in the area already struggling to recover from pandemic conditions. For the aforementioned reasons Cllrs recommend REFUSING the application.

BRADWELL B POWER STATION – nothing to report

76.22 DISTRICT/COUNTY COUNCILLORS REPORT

June reports from County Cllr JM and District Cllr SM had been circulated.

JF advised a £2 million budget has been allocated for a 'report a pot hole' scheme, each Member is able to submit requested repairs for 36 pot holes. The Locality Fund has again been launched but this year is only open to community organisations and not Parish Councils. SM advised he has been appointed to the Local Highways Panel and provided brief information of the Community Festival of UFEEST taking place in Promenade Park on 08/07/2022. The District Council is reviewing its Planning Application communications system focusing on providing better public engagement.

77.22 LOCAL GOVERNMENT ASSOCIATION MODEL CODE OF CONDUCT

Cllrs agreed to adopt the new Model Code of Councillor Conduct 2020 advised by Maldon District Council as proposed by SP and seconded by KM.

78.22 HIGHWAY MATTERS

Fambridge Road (Limebrook Way RAB to Royal Oak PH) - *Detailed design of footpath* (LMAL142006 £7,000) (originally requested 22/04/2014) and (LMAL162099) - *Walkable verge/footway*. No activity to report.

A414 Pedestrian Crossing – *measures to aid crossing the hazardous A414 Maldon Road*. No activity 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 posts*. No activity to report.

Footway Defect A414 – *Foliage/soil restricting width of footway/pavement between Runsell Green Danbury and Woodham Mortimer Church*. JF to continue to make enquiries.

Lodge Road (junction with A414 Maldon Road) – *earth deposits on verge (ref No. 2710764 logged 29/03/2021)*. No activity to report.

Footpath 15 Woodham Mortimer - *stile replacement request*. Cllr Andrew Macmorland to provide an update next meeting.

Salt Bag Partnership Scheme – applications open for winter salt bags – SP advised no salt is required.

79.22 FINANCIAL AND GOVERNANCE

ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN YEAR ENDING MARCH 2022

78.22.1 – Certification of exemption from a limited assurance review; Cllrs reviewed the terms of exemption and certified the Council as exempt.

Internal auditor report; the internal audit report was considered by Cllrs and it was noted the auditor recommended that levels of reserve funds were below best practice guidelines, as no further information was provided indicating what best practice guidelines are the Clerk was asked to seek further guidance from EALC. It was also noted the Council are advised to review financial risks associated with the new Data Protection Regulations; although the Councils current Risk Assessment specifically includes a risk against Data Protection it will be reviewed to specifically include reference to GDPR.

78.22.2 – Approval of Annual Governance Statement; Cllrs reviewed and completed the Governance Statement for year ending March 2022.

78.22.3 – Approval of Accounting Statements; having reviewed the accounting statements no matters of concern were raised and the Accounting Statements for year ending March 2022 were approved.

As proposed by KM and seconded by RB the AGAR for year ending March 2022 was agreed and approved by all Cllrs present and duly signed by SB and AR.

Balance of accounts – AR advised account balances of: Unity Trust current Account £721.91, Unity Trust Deposit Account £6548.09 Total funds on deposit = £7,270

Authorisation of payments - the following payments as proposed by SP and seconded by KM were approved by all Cllrs present:

Internal Audit Fee (Heelis & Lodge)	£90.00
Clerk quarterly salary (April-June)	£633.60
Clerk quarterly allowances (April-June)	£52.00
HMR&C PAYE	£158.40
Transfer from Deposit to Current Account	£1,000.00

80.22 INFORMATION ONLY

SB signed the Chairman Declaration of Office Form; SB & PM signed an authority to increase the Credit Card maximum as agreed in minute item 10 May 58.22 for AR to forward to the Councils banking providers.

Date of next scheduled Ordinary Council Meeting is 12/07/2022

..... *Simon Brady* (Chairman to the Council) 12/07/2022