

# Woodham Mortimer With Hazeleigh Parish Council

## ORDINARY PARISH COUNCIL MEETING

### MINUTES - TUESDAY 14 MARCH 2017

Convened at Woodham Mortimer & Hazeleigh Village Hall 7.30pm

#### **In attendance**

Parish Councillors: Simon Brady (SB) Chairman, Andrew Macmorland (AM), Pauline McDonald (PM), Kim McDonald (KM), Stephen Pemberton (SP), Kim Broadhurst (KB) Richard Britton (RB)  
County Councillor Penny Channer (PC)

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

There were 6 members of the public in attendance

#### **31.17 APOLOGIES OF ABSENCE**

Apologies for not being able to attend were received from District Cllr Henry Bass

#### **32.17 DECLARATIONS OF INTEREST.**

Cllr RB declared a pecuniary interest to planning item Land on east side of Hazeleigh Hall Lane being the applicant of the development.

Cllr AM – declared a pecuniary interest to planning item The Elms being the applicant of the development, this item being on the agenda waiting for Planning Authority decision and not expected to be discussed. AM also declared a non-pecuniary interest to planning item Land of Hazeleigh Hall Lane, that interest being one of business association with the applicant though not related to the aforementioned application.

#### **33.17 OPEN PUBLIC FORUM**

4 members of the public attended the meeting wishing to express their views to planning item Strelley Barn. The applicant explained that following the Planning Inspectorate decision to dismiss an appeal to a previous proposal, having sought guidance from the Planning Authority they have re-sited the proposed dwelling location closer to Post Office Road adding another property to the street scene. Neighbouring property owners believe the revised location will interfere with their privacy as it will be located directly in their site lines, this is contrary to the previous application which appeared much further eastward at the rear of their property.

#### **34.17 PREVIOUS MINUTES**

The minutes of the Ordinary Council Meeting held on 14 February 2017 as proposed by RB and seconded by KM were agreed to be a true representation of business and agreed by all present at that meeting.

#### **35.17 CHURCHYARD MAINTENANCE**

Reverend Stephen Carter attended the meeting advising there have been no burials at St Margarets, Woodham Mortimer since 1994 as the churchyard is full and a maintenance legacy bequeathed to the church will shortly be depleted (average maintenance costs for the past 10 years being approximately £1,000 per annum). The Parochial Church Council (PCC) would like the Parish Council (PC) to consider making a contribution of £200 per annum towards future maintenance provision. Cllrs advised that being one of the lowest precepting Parish Councils in the District funds were limited and various factors regarding burials and maintenance items were discussed. SP advised he could help with reducing costs by offering his voluntary service of routine grass cutting, backed up by AM if SP was not always able to attend, which was gratefully welcomed by all.

If the (PCC) is not able to raise future funding for maintenance provision an option would be to seek closure of the Churchyard from the Ministry of Justice and if approved the PCC could then pass the responsibility of maintenance to the PC. AR advised Cllrs that should the PC see fit it could themselves, under Section 215(2) of the Local Government Act

1972, then pass the responsibility onto the District Council. Given the aforementioned options available it is not the PCC's wishes to transfer the liability onto the PC provided funding is achievable.

Before deciding to agree to any such a financial commitment Cllrs thought it would be useful to gage parishioner opinions and the matter will be added to the agenda for discussion at the Annual Parish Meeting scheduled for 11 April 2017, the Clerk would also seek comments by including the subject in the parish magazine when submitting the usual monthly notes.

**Actions** AR to advise public of PCC request in parish magazine

County Councillor PC left the meeting.

Reverend Carter and one member of the public left the meeting.

## 36.17 PLANNING

**OUT/MAL/17/00132 STRELEY BARN POST OFFICE ROAD WOODHAM MORTIMER –**  
*Outline planning for single storey dwelling.*

Cllrs having listened and discussed matters with members of the public in the earlier Open Public Forum resolved to recommend REFUSAL. The Council consider the proposed location of the property to reside too close to the neighbouring boundary resulting in an intrusive and detrimental effect on privacy and on the current street scene. The Council do not object to the construction of a new dwelling but do not support its proposed location and recommend the property be sited further east to a less invasive location.

*The 4 members of the public interested in the Strelley Barn application left the meeting.*

**LAND OPPOSITE MILL COTTAGE - replanting Order –** No further information from MDC enforcement officers since their email of 29/12/2016 indicating planning consent is required for the siting of a container and highway entrance.

**FUL/MAL/13/00100 LAND ADJACENT COLTS PIGHTLE POST OFFICE ROAD WOODHAM MORTIMER CHELMSFORD - Construction of new dwelling – CLAIMED BREACH OF PLANNING** – The Planning Authority have confirmed a breach of planning has been discovered and they are working towards a resolution.

**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**

**LBC/MAL/16/01345 LAND ADJACENT THE GRANGE SOUTHEND ROAD WOODHAM MORTIMER -** Variation of condition 2 on approved planning permission LBC/MAL/16/00274 (conversion of barn to residential annexe. Demolition of outbuilding with replacement outbuilding to serve the dwelling annexe.) Variation required: Revised drawings with minor changes to the internal layout and addition of external flue pipe. **REFUSED**

**WTPO/MAL/16/01516 LAND OPPOSITE MILL COTTAGE BURNHAM ROAD HAZELEIGH –** TPO 3/13 – All growth on west brow of east ditch coppice and 2m wide strip from top of brow for 30m from location (1) to location (2) as identified on annexe 'EJT 01' – Coppice G2 – Create a path that will extend the entire length of the eastern boundary by clearing all growth along a circa 1m wide strip on west side of drainage ditch and dress with 7mm MOT type 1 G3 – Replanting mixed species to replace woodland edge (marked Group 1 on plan) G4 – Planting of 2 no. Wild Cherry 1 no. Elder G5 – Replanting mixed species to replace woodland edge (marked Group 2 on plan) G6 – Hawthorne and Cherry trees (marked T2 and T3) on submitted plan to remain all others to be coppiced G7 – 360 degree crown lift to first row of trees adjacent to brow of east ditch by approximately 2.5m removing sub laterals cutting to birch collar. G8 – Clear original access from Burnham Road of brambles and surface growth G9 – 360 degree crown lift to Willow (marked T3 on plan) by approximately 2.5m removing sub laterals and cutting to branch collar.

## DECISION TBA FROM PLANNING AUTHORITY

### HOUSE/MAL/16/01451 THE ELMS LODGE ROAD WOODHAM MORTIMER –

Conversion of double garage and erection of a link extension and dormers to form an annexe to the existing farmhouse. **DECISION TBA FROM PLANNING AUTHORITY**

### WOODHAM MORTIMER PLACE WOODHAM MORTIMER – Reported development. INVESTIGATION COMMENCED BY MDC

**17/00089/OUT LAND SOUTH OF MALDON ROAD AND EAST OF HYDE GREEN  
MALDON ROAD DANBURY CHELMSFORD**– Outline planning application for up to 100 dwellings with public open space, drainage and landscaping with all matters reserved except access into the site. Click to View - <http://publicaccess.chelmsford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OJQ78NBRKN100>

## DECISION TBA FROM PLANNING AUTHORITY

### FUL/MAL/17/00130 LAND ON EAST SIDE OF HAZELEIGH HALL LANE WOODHAM MORTIMER – Erection of general purpose agricultural building to Vineyard (Amended Proposal)

Cllr RB was excluded from taking part in discussions.

Cllr AM abstained from comment.

Remaining cllrs did not think the amended proposal provided any further detriment on the surrounding environment than t already approved and recommend GRANTING permission.

Cllr RB re-joined the meeting

### HOUSE/MAL/17/00127 NIGHTINGALE HOUSE 2 LITTLE MEADOWS CONDUIT LANE WOODHAM MORTIMER – Proposed single storey rear extension. The Council did not consider there to be any detrimental effect on the surrounding area and recommend GRANTING permission.

### ADV/MAL/17/00190 SPLENDID HAND CAR WASH MALDON ROAD WOODHAM MORTIMER – Application for advertisement consent for 3 No. fascia signs

In consideration to the surrounding area and the scale of the proposed signage cllrs believe the perceived impact would be detrimental on the rural location. At present advertisement signage already exists on the fascia of the associated building and further high visibility boarding as proposed is considered unnecessary, with the additional possibility of setting a precedent for other businesses in the area. The proposed boarding may also introduce a siting hazard to vehicles exiting the premises onto the heavily used A414. In view of the aforementioned considerations the Council recommend REFUSAL of permission.

### HOUSE/MAL/17/00223 CLAREMONT CHELMSFORD ROAD WOODHAM MORTIMER – Proposed cart lodge

The Council consider the proposed cart lodge not to appear to have a particular detrimental impact on the current street scene, however it is noted within the details of the application a single storey extension is being proposed although the application is noted solely as a proposed cart lodge, it also appears that building works have already commenced. The Council is unsure if it is considering just the cart lodge or an additional single storey extension and for that reason recommends REFUSAL.

- Actions**
- AR to submit recommendation of refusal for Strelley Barn
  - AR to submit recommendation of granting for land east of Hazeleigh Hall Lane
  - AR to submit recommendation of granting for Nightingale House
  - AR to submit recommendation of refusal for Splendid Hand Car Wash
  - AR to submit recommendation of refusal for Claremont

## 37.17 DISTRICT/COUNTY COUNCILLORS REPORT

A monthly report from County Cllr PC was emailed to Cllrs on 14/03/2017 and will be uploaded to the Councils website for public viewing.

### 38.17 HIGHWAY MATTERS

**Lodge Road** - excess surface water issues – **Enquiry 2438287** logged 28/12/2015. Awaiting follow up response to ECC email dated 10/01/2017 – Clerk contacted EH again for response who advised a response “where necessary” will be made within 10 days.

**Footpath 13 Hazeleigh** – missing fingerpost - **Enquiry 2426505** HA to investigate within 28 days (06/10/2015). The area PROW inspector was contacted for an update on 13/03/2017.

**Footpath 22 Woodham Mortimer** - missing fingerpost - **Enquiry 2426504**. To be installed within Diversion Order requirements by 11/01/2016. The area PROW inspector was contacted for an update on 13/03/2017.

**Lodge Road** ‘unsuitable for heavy goods vehicles’ signage – **TO BE DECIDED BY LHP**

**Fambridge Road** – There had been no response to the Clerks email of 17/01/2017 which was followed up by AR on 13/03/2017, the advice received is that if the Council wish to proceed with the suggested relocation of speed limit signage and installation of a gated feature an application should be made by completing a relevant Local Highways Panel Form for consideration at the next LHP meeting. Cllrs agreed to seek the gating option and instructed AR to complete the relevant form for submission to the LHP.

**Rectory Lane Closure** – There has been no updates from EH though it has been reported by a parishioner that the culvert has been repaired and the road now needs resurfacing before the lane can be opened.

**Actions** AR to complete and submit LHP application for Fambridge Road

### 39.17 AGRICULTURAL AND LIVERY CRIME

There has been no response from the Chief Inspector to AR’s email sent on 23/01/2017.

### 40.17 NEIGHBOURHOOD PLANNING SCHEME

There has been no activity to report.

### 41.17 CORRESPONDENCE

#### **For discussion:**

Danbury Parish Council invited all Cllrs to their Annual Parish Meeting 24/04/2017. Police and Crime commissioner – public consultation ‘A Local Case for Change’, it was suggested parishioners be made aware of the aforementioned consultation in the parish magazine.

Transparency Fund claim – AR advised the Councils claim for costs incurred due to the implementation of the Transparency Code had been approved and a cheque had been received from EALC to the sum of £224.65.

AR informed Cllrs the original claim had been made for £215.52 for the following items 1 year website hosting @ £25 (24.96 claimed by EALC); 12 hrs clerk time uploading documents @ £110.52 (119.69 claimed by EALC) and PDF creation software @ £80. Having contacted EALC seeking explanation for the £9.13 difference between AR’s claim and the cheque supplied proved unsatisfactory as the difference was not able to be clarified.

DHGPC – invitation to meeting 15/03/2017 19:30 at Burnham-on-Crouch Council Offices – no Cllrs were able to attend.

A&J Lighting Solutions – notification of increase in replacement lamps. A&J have advised the Council that new LED lights are now available having capabilities of longer life, though come at a greater cost.

E.ON have sent notification of an increase in non-metered electricity charges.

MDC have contacted the Council seeking confirmation that the Council still wish to participate on South Maldon Garden Suburb Liaison Panel. Cllrs agreed it would be beneficial to be included and instructed the Clerk to advise MDC that a Cllr would be intending to participate at future meetings.

Land behind Mill House – a parishioner had reported potential development on land behind Mill House, Cllrs advised that until such time an obvious planning breach had occurred the site could only be monitored.

**Circulation:**

The following correspondence was put into general circulation: RCCE – Village of the Year competition; Norris & Fisher – Local Council Insurance promotion

**Actions** AR to request future inclusion at South Maldon Garden Suburb meetings

**42.17 BALANCE OF ACCOUNTS**

AR advised balances of: Unity Trust T1 Current Account 764.52

Unity Trust Deposit Account 2099.83

Total funds on deposit = £2864.35

The recently implemented Lloyds Multipay Card account was in deficit of 3.00 that being the monthly charge due for Direct Debit payment by 21 March 2017.

**43.17 AUTHOURISATION OF PAYMENTS**

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| A & J Lighting Solutions (SO) March | 13.80 | (11.50 excl VAT) |
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| Land registry fee (Chairmans Allowance) | 3.00 | (00.00 ) |
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Clerks emoluments (Jan-Mar 2017)

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| Gross salary (including transparency fund payment) | 704.27 |
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| Work from home 12 weeks | 48.00 |
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| Lloyds Multipay Card fee | 3.00 |
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| EALC Planning Briefing | 45.00 |
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| PDF software (see minutes 08/11/2016) | 80.00 (estimated) |
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As current account funds are £764 and the above payments amount to nearly £900 a Transfer of £500 was proposed to be made from the Deposit account to the current account. The aforementioned payments were proposed by KM and seconded by SP to be authorised and agreed by all cllrs present.

**44.17 INFORMATION ONLY**

The were no further items for discussion.

**Date of next Ordinary Meeting - Tuesday 11 April 2017 at 7:30pm.**

..... *Simon Brady*..... (Simon Brady Chairman to the Council)

11 April 2017