

Woodham Mortimer and Hazeleigh Parish Council
ORDINARY (VIRTUAL) COUNCIL MEETING (online via Zoom)
MINUTES - TUESDAY 18 AUGUST 2020
Commenced at 7:30pm

In attendance: Parish Councillors; Simon Brady, Chairman (SB), Andrew Macmorland (AM), Pauline McDonald (PM), Kim McDonald (KM), Stephen Pemberton (SP).
District Cllr Karl Jarvis (KJ), County Cllr Penny Channer (PC)
One member of the public joined the meeting
Andrew Ritchings (AR) – Clerk to the Council recording proceedings

80.20 APOLOGIES OF ABSENCE

None received.

81.20 DECLARATIONS OF INTERESTS

SP declared an interest to Planning Item – proposed Solar Farm near Maldon.

82.20 PUBLIC FORUM

A member of the public attended the meeting to advise Cllrs that the recently withdrawn planning application at Lodge Farm (20/00443) had been withdrawn and resubmitted without any changes (20/00742) in order to seek the application be heard by the Planning Committee to achieve a fair balanced view of the proposals. SB thanked the member of public for attending the meeting and explaining the application submission.

83.20 PREVIOUS MINUTES

Minutes of ordinary Council Meeting 21 July 2020 were agreed as a true record of events by Cllrs in attendance at that meeting.

84.20 PLANNING

ENF/17/00048/03 WOODHAM MORTIMER PLACE – *Painting and landscaping of approved new outbuilding to be completed by 11/08/2020.* The date for the planning conditions applied by the Planning Inspectorate expired on 11 August and it is unknown whether the painting and landscaping has taken place. Clerk to contact applicant for information.

20/00443 LODGE FARM LODGE ROAD HAZELEIGH – *Removal of condition 2 (demolition of existing dwelling) on approved planning permission 14/01109/FUL (variation of condition 2 on approved application FUL/MAL/09/00994 (New detached double garage to residential family room) to allow the provision of a double front entrance door instead of a single door as approved, and change to the front porch on the northern elevation of the dwelling).* **WITHDRAWN**

20/00396 MILTON GRANGE POST OFFICE ROAD WOODHAM MORTIMER
Alterations to rear balcony, external windows and doors, elevations to be clad and rendered. Alterations of the internal layout and conversion to the loftspace and insertion of roof lights. **APPROVED by the LPA**

20/00536/HOUSE – OAKLEA BURNHAM ROAD WOODHAM MORTIMER – *2 storey front extension, single storey rear extension with balcony, new porch canopy, extension of main roof to extend footprint of first floor.* **REFUSED by the LPA**

20/00619/LDE - THE PIGHTLE SOUTHEND ROAD WOODHAM MORTIMER - *Claim for a lawful development certificate for the existing occupation of The Pightle in non compliance with the agricultural occupancy condition.* **TO BE ADVISED BY LPA**

20/00675/OUT – GOLF DRIVING RANGE BURNHAM ROAD WOODHAM MORTIMER - *Outline planning permission with the matter of access for consideration is sought for the demolition of the building and replacement of the driving range and pitch & putt with 25 new one and two-bedroom detached and semi-detached elderly persons/disabled bungalows. Cllrs believe the replacement of the current driving range amenity with*

proposed housing would be welcomed by many residents in Conduit Lane affected by the current light pollution, however it is considered that services and infrastructure in the village would not meet the needs of 25 properties. Unless the village saw an improved bus service, reduction in highway speed limits and measures to help the intended inhabitants cross the hazardous A414 to alight transport services the Council envisage difficulties for the proposed residents. Cllrs would like to see a detailed sewage treatment plan for the discarding of effluent in any further full application proposals. The Council do not object in principle to the proposals of an elderly/disabled community but consider that the location is not suitable for any more than 18 properties.

20/00519/FUL – WARREN GOLF CLUB OLD LONDON ROAD WOODHAM WALTER - *Additional tourism and interrelated leisure development, comprising 70 holiday lodges with associated change of use of land within two areas of the site, alterations to existing Bunsay clubhouse, extension of Bunsay car park and new golf academy.* Although the Parish Council have not been directly consulted with regard to this application as it is in a neighbouring Parish, it is considered the size and scale of the development would have a significant impact on traffic levels through this Council's adjacent villages and feel compelled to raise objections to the proposal and recommend REFUSAL of planning permission. The application is considered significant overdevelopment in a rural setting devoid of any practical sustainable infrastructure and would result in a negative impact on the surrounding countryside character. Given the massive residential developments under construction on the southern outskirts of Maldon with another recently approved 320 homes north and west of Wycke Hill, then a further 70 units only a few miles west of the aforementioned developments would pose an unacceptable increase in vehicle usage between Danbury and Woodham Mortimer along the already heavily laden A414 where insignificant mitigation measures have been addressed in any of the proposed and approved developments.

20/00742 LODGE FARM LODGE ROAD HAZELEIGH – *Removal of condition 2 (demolition of existing dwelling) on approved planning permission 14/01109/FUL (variation of condition 2 on approved application FUL/MAL/09/00994 (New detached double garage to residential family room) to allow the provision of a double front entrance door instead of a single door as approved, and change to the front porch on the northern elevation of the dwelling).* As the application did not appear to be any different from the above withdrawn application 20/00443 Cllrs maintain their SUPPORT with recommended conditions be applied as per the previous representation (see minute item 16.20 of 16/06/2020 meeting).

PROPOSED SOLAR FARM NEAR MALDON – Cllrs would like to understand and review further details of an initial approach made by Low Carbon inviting Cllrs to an online meeting and video presentation. AR will contact Low Carbon suggesting a Tuesday in September other than the next ordinary Council Meeting.

PLANNING FOR THE FUTURE (WHITE PAPER AUGUST 2020) – A recent white paper disseminated from Central Government to all local authorities nationally is suggesting current Local Authority structures are in need of major changes, likely to be in the form of the creation of unitary authorities which could potentially see the abolition of Maldon District and other Councils across the Country. Cllrs await further details.

85.20 DISTRICT/COUNTY COUNCILLORS REPORT

District Cllr KJ advised the previously refused Application at Bradwell Power Station in respect to exploratory drilling is being returned to the Planning Committee to be debated again; There are ongoing Cllr changes at the District Council due to some Cllrs standing down.

County Cllr PC advised another pot hole repair scheme has been launched; There are still various grants available provided claimants meet relevant criteria; The Concessionary bus pass scheme is to return to the pre Covid-19 rules; A-level results have been announced; Essex has been announced as an area of low teenage pregnancies; Army & Navy roundabout review is still ongoing; £26 million has been targeted for infrastructure projects.

86.20 HIGHWAY MATTERS

MALDON LOCAL HIGHWAYS PANEL SCHEMES

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**. Email recently sent to Local Highways Panel Liaison Officer & County Cllr Mark Durham on 11/08/2020 seeking an update is awaiting response.

A414 Maldon Road Oak Corner to Post Office Road – Detailed design and legal elements of a speed reduction to 50mph (LMAL182016 £6,500), from Wycke Hill to the junction with B1010 Burnham Road. Having sought clarification from Essex Highways why the proposal for measures to help pedestrians cross the A414 near Conduit Lane has disappeared from the list of LHP Schemes, the Local Highways Panel Liaison Officer has advised the proposal is NOT within the scope of LHP schemes due to the high costs involved with widening the carriageway, if Cllrs are still concerned with this they should raise the matter further with their County Cllr. PC advised that as far as she was aware the only course of action would be to refer the matter back to the LHP.

Southend Road and B1010 Burnham Road – Speed limit reduction (LMAL182028 allocated budget £12,500). AR advised the Highway Authority have recently disseminated an Intention notice/consultation for introduction of a 40mph speed limit along the B1010 commencing from a point approximately 100 metres from E. J. Taylors to join the 40mph limit at the Purleigh Boundary close to Edgewoods Veterinary Practice. The consultation runs until 04/09/2020.

Lodge Road – (adjacent to Old Mill House) (enquiry No. 2525149 logged 15/07/2017) rotten verge reflector posts. No activity.

Lodge Road Essex Highways storage compound – (ECC61171240119 & Ecc5099301 08 18) fly tipped contaminated waste (reported in July 2018). After a couple of frustrating years and numerous promises by Essex Highways that contaminated waste would be removed from the ECC owned storage compound at the northern end of Lodge Road, an email was recently sent to County Cllr Simon Walsh who immediately responded advising the matter would be looked into.

Footway Repair Programme – Parish Council's request to clear the length of footway/pavement between Runsell Green Danbury and Woodham Mortimer Church (PC response to Member request for schemes May 2019). County Cllr PC is still unable to clarify whether the scheme has been accepted or refused. It was suggested that AR contact Julie Martyn of Essex Highways for clarification. SB asked that Danbury PC be copied into correspondence.

87.20 PUBLIC RIGHTS OF WAY MATTERS

AM advised that Essex Highways have cut many of the parish paths.

88.20 FINANCIAL MATTERS

Balance of Accounts – AR advised Council funds on deposit of: Current Account £83.47, Instant Access Account £4772.89; Total available of £4,856.36
Authorisation of payments - Monthly Zoom payment 14.39. Transfer of £500 from Instant Access Account to Current Account. The aforementioned payments proposed by KM and seconded by AM were approved by all Cllrs present.

AR had been in correspondence with Unity Trust Bank regarding an increase to the maximum Debit Card allowance so that an annual Zoom subscription could be procured, but the bank required written instruction from authorising signatories, a letter signed by SB and PM had been scanned and sent to Unity Trust and AR is waiting to hear confirmation the increase has been approved.

89.20 INFORMATION ONLY

Having advised at the previous meeting that no monies had been debited for the Council's street lighting maintenance contract, AR had made contact with A&J Lighting who advised the current 5 year contract has now expired and a new proposal should have been sent to

the Clerk which hadn't been received. A new contact proposal will shortly be sent to AR in time for approval at the next meeting of the Council.

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.* There is confusion regarding the decision to this application which is currently showing on the MDC Planning Portal as approved subject to s106 Agreement. KJ advised the application had recently been debated at a Planning Committee and was refused by the LPA, it has since been reviewed and due to be debated again.

Having advised MDC that the landlords at the Hurdlemakers Arms have offered to store recycling bags at the Public House for parishioners to retrieve when their stocks deplete AR would verify arrangements have been made so that it can be published in the village magazine.

Date of next meeting Tuesday 08 September at 19:30 via Zoom

.....*Andrew Ritchings*..... (delegated to sign as Clerk to the Council) 08 September 2020