

Woodham Mortimer and Hazeleigh Parish Council
ORDINARY COUNCIL MEETING
MINUTES – TUESDAY 27 SEPTEMBER 2022

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

Due to the passing of Queen Elizabeth II on 08/09/2022 the original Council Meeting scheduled for 13/09/2022 was cancelled out of respect to fully support the period of public mourning.

In attendance: Parish Councillors: Simon Brady (SB presiding), Stephen Pemberton (SP), Andrew Macmorland (AM), Richard Britton (RB). District Cllr Simon Morgan (SM)
Andrew Ritchings (AR) – Clerk to the Council recording proceedings

100.22 APOLOGIES OF ABSENCE

Parish Cllrs Kim and Pauline McDonald were unwell and unable to attend, Parish Cllr Graham Harle was unable to attend due to work commitments and County Cllr Jane Flemming sent apologies for not being able to attend.

101.22 DECLARATIONS OF INTERESTS

SB declared non-registerable 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 registerable pecuniary interests in respect to Planning items land opposite St Margaret's Church, Hall Farm ancillary annex and land at Hall Farm (solar farm), being the landowner of the sites subject to the applications, also a registerable non-pecuniary interest in item 105.22. AM declared non registerable interests in Planning item land opposite St Margaret's Church and Claremont Garden Centre having conducted business with the respective landowners. RB declared a pecuniary registerable interest in planning item Barn at Old Mill House being the landowner of the application.

102.22 PUBLIC FORUM

There were no members of the public in attendance.

103.22 PREVIOUS MINUTES

The Minutes of Ordinary Council Meeting 09 August 2022 as proposed by SP and seconded by AM were agreed as a true record of events.

104.22 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).* **AWAITING LPA DECISION**

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

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.* **APPROVED BY LPA**

22/00158 – BARN AT HATCH HOUSE FARM BURNHAM ROAD HAZELEIGH
Conversion of an agricultural storage building into two dwelling houses (Class C3.) Details of this application are no longer available on MDC's Planning Portal. AR to contact MDC.

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.* **REFUSED BY LPA**
Cllrs noted the site had been identified as 'Brownfield' during deliberations by the Maldon District Planning Committee, AR was asked to seek definition of 'brownfield sites' from Maldon Planning Department.

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 room, greenhouse, new walkway, new substation, relocated polytunnel and associated landscaping.* **APPROVED**

22/00724 – THE BIRCHES POST OFFICE ROAD WOODHAM MORTIMER – *Single storey rear extension.* **APPROVED**

22/00686 – HALL FARM MALDON ROAD WOODHAM MORTIMER – *Detached oak framed ancillary residential annexe.* **APPROVED**

22/00482 – GOLF DRIVING RANGE BURNHAM ROAD WOODHAM MORTIMER – *Outline application with all matters reserved for up to 18 dwellings with a provision for affordable housing.* **DECISION TO BE ADVISED**

22/00825 – OAK MANOR CHELMSFORD ROAD WOODHAM MORTIMER – *T1 Ancient lapsed oak pollard, selectively reduce overextending limbs on the southeast, south and western aspects by approximately 2 metres in length. Crown lift over driveway to achieve a ground clearance of approximately 3 metres.* **APPROVED**

22/00849 – BARN AT OLD MILL HOUSE VINEYARD HAZELEIGH HALL LANE WOODHAM MORTIMER – *Change of use of agricultural building to self catered tourist accommodation.* In order to obtain further details of the proposals Cllrs agreed to grant Cllr Britton dispensation to remain in the meeting during discussions on an advisory basis only and would not cast any vote. Cllrs agreed as the property was no longer being used for its original intention of vineyard machinery storage, then its proposal as holiday accommodation would constitute acceptable and appropriate usage and recommend GRANTING the application.

22/00856 – WOODLAND VIEW MALDON ROAD WOODHAM MORTIMER – *Demolition of existing conservatory and garage. Erection of a part single, part two-storey rear extension, loft conversion, a car port and changes in fenestration.* Cllrs acknowledge a degree of renovation would be welcome at this property, however it was considered the development proposals provide a design of bulk and scale that would dominate the site to the detriment of the character and appearance of the surrounding area especially in close proximity to listed buildings, and the Council recommend REFUSAL of the application.

22/00934 – HALL FARM LAND AT 583941,203977 – *Variation of condition 4 on approved planning permission 22/00261/FUL (The construction and operation of a solar photovoltaic farm and associated infrastructure, including inverters, security cameras, fencing, access tracks and landscaping.)* Cllrs considered the variation to amend the screening timescale acceptable and do not object to its approval.

BRADWELL B POWER STATION – There were no updates to report.

105.22 SOLAR FARM COMMUNITY BENEFIT PAYMENT

Cllrs deliberated the invitation to receive community benefit funds associated with the approved solar farm development. It was agreed that additional funds would be very welcome but careful consideration needs to be given to how the money will be administered

including identification of village projects. Cllrs will considering the various options while AR seeks auditor advice how best to approach the administration of the significant funds being offered. SM would also enquire if MDC are able to offer any legal assistance.

106.22 DISTRICT/COUNTY COUNCILLORS REPORT

SM advised the LDP is currently being discussed and he has been appointed to the working group addressing the Council's 5 year land supply. An extraordinary meeting of the Council will soon be convened to explore a methodology identifying specific areas for development.

107.22 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*. Nothing further to report.

A414 Pedestrian Crossing – *measures to aid crossing the hazardous A414 Maldon Road. Scheduled for early 2023 feasibility study.* – No further activity.

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 further activity.

Footway Defect A414 – *Foliage/soil restricting width of footway/pavement between Runsell Green Danbury and Woodham Mortimer Church.* The Highway Rangers have confirmed to County Cllr Flemming they will not be able to carry out clearance work to the footway because the adjacent carriageway is not limited to a maximum of 30mph. Cllr Flemming will apply for the clearance via the Local Highways Panel.

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

108.22 FINANCIAL

Balance of accounts – AR advised Parish Council funds on deposit of: Current Account £760.91, Instant Access Account £5,552.48. Total £6,313.39

Authorisation of payments:

A request for a donation towards funding the Parish Magazine has been received. Given the Councils limited budget it was resolved that funds could not be utilised for the magazine, however Cllrs fully support parishioners that wish to make individual donations. The Council will also advise magazine administrators that funds may be available via the County Cllr led Locality Fund. The matter will also be added as an agenda item at the next Parish Assembly so that parishioners can discuss if they want the Parish Council to contribute to running costs which would be added to the Council's Precept.

Clerk quarterly salary Nett payment	£633.60
HMR&C PAYE Tax	£158.40
Clerk work from home allowances (15 weeks)	£60.00

The above payments and a transfer of £600 from the Instant Access Account to the T1 Current Account as proposed by SP and seconded by RB were approved by all Cllrs.

109.22 INFORMATION ONLY

Next scheduled ordinary meeting 18/10/2022

AR advised he is now in possession of a projector screen and will trial the equipment at home in time for the next meeting of the Council.

..... *Simon Brady*..... (Chairman to the Council) 18/10/2022