MINUTES OF A MEETING OF THE PARISH COUNCIL HELD ON MONDAY 13 JANUARY 2020 AT 7.30 PM AT THE VILLAGE HALL

Chairman: Cllr F A Delderfield.
Councillors: Mrs C Adams, C L Atkinson, A J Gable, J C Gregan, Mrs A V Heaviside, J V Keyes and B S Marshall.

Apologies for absence were received from Cllr. R L Bass and Maldon District Cllr R H Siddall.

The Chairman welcomed Members to the first meeting of the new decade.

001.20 MINUTES OF THE PREVIOUS MEETING
The minutes of a meeting of the Council held on 16 December 2019 were confirmed and signed.

002.20 DISCLOSURES OF INTEREST
The Chairman reminded Members that, in common with other local authorities, this item is placed high on the agenda to give Members the earliest opportunity to declare known interests in items set out for later discussion; notwithstanding that they should also declare interests as soon as they become aware should the need arise throughout the meeting. Cllr J C Gregan subsequently declared an interest in planning application MAL/19/01183.

Members were also reminded to review and update their interests recorded in the Register of Interests and which they are required to declare under the Localism Act 2011 and the Council's Code of Conduct.

003.20 ADJOURNMENT FOR THE PUBLIC TO SPEAK
No members of the public were present.

004.20 CHAIRMAN'S ANNOUNCEMENTS, REPORTS OF OTHER BODIES AND GENERAL CORRESPONDENCE.
Cllr J V Keyes had nothing to report from the Maldon District Council.

005.20 MATTERS ARISING FROM THE MINUTES
Unauthorised Encampments: The National Association of Local Councils has launched a consultation on Strengthening Police Powers to Tackle Unauthorised Encampments. The Association is minded to use the points made in its 2018 consultation that unauthorised encampments are trespass; police should have powers to direct removal; police should be able to take action on all vehicles; and principal authorities should be able recover costs. The Council; agreed with this approach.
Unsung Heroes: It was agreed to write and thank volunteers for their work as and when they are identified.

006.20 PLANNING POLICY AND STRATEGY:
Neighbourhood Plan Steering Group: The report of the meeting on 7 January 2020 was received and noted. A copy is appended to these minutes.
Neighbourhood Plan Consultation: A Timescales and Responsibilities table for consultation under Neighbourhood Planning Regulation 14 was supplied by the consultant and is appended to these Minutes.

Planning Policy: Notices were received of the adoption of an amendment to the Maldon District Council Affordable Housing Policy and; a supplementary planning document on *The Essex Coast Disturbance and Mitigation Strategy*.

007.20 PLANNING APPLICATIONS

Planning Appeal: Notice of a Planning Appeal on MAL/19/00651, Land at Colchester Road was received. The Clerk has sent the Council's comments and information from another appeal to the inspector and a copy is attached. The Vice-Chairman, Cllr Mrs Chris Adams, will attend the hearing on the Council's behalf, depending on the date set for it.

Tree Preservation Order: Notice was received of TPO 11/19 in respect of two oak trees at the rear of 10a Totham Hill Green.

Planning Decisions: The Clerk reported on the latest planning decisions.

Latest Applications: Comments on planning applications received up to week ending 10 January 2020 were as follows:

HOUSE/MAL/19/01263 Proposed single storey rear extension and alterations. Maiden Browns 1 Goat Lodge Road – The scale and bulk of the proposed development it not considered to be out of proportion with the plot and would not result in substantial detrimental harm to the site or character and appearance of the area. The Council recommends approval.

FUL/MAL/19/01233 First floor extension to office building to form an attached live/work unit. Building At The Old Dairy Broad Street Green Road – The Council considers that the proposed development is inappropriate and not an acceptable use of the land. The site is not in a residential area and clearly outside of the Great Totham settlement boundaries and in an area not intended for development under the approved Maldon District Local Development Plan and contrary to Policy S8.

Although ribbon development has occurred on the east side of the B1022 at Broad Street Green there is no evidence of it on the west side where the small amount of existing development is historical. The Parish Council refers to and agrees with the inspectors report in dismissing an appeal against a previous application (MAL/17/01272) which concluded "the appeal development would harm the character and appearance of the area.

Although a 40mph speed limit is in place on the road there is no footway from the main settlement of Great Totham to the site along the B1022 main distributor road and none on the west side of the road from Heybridge. The Council recommends refusal

HOUSE/MAL/19/01316 Alterations to roof including increase in ridge height, loft conversion and addition of front and rear pitched roof dormers. 93 Broad Street Green Road - The design is not considered to result in significant amenity to adjacent residential properties or significantly impact upon the character and appearance of the area; The scale and bulk of the proposed development it not considered to be out of proportion with the plot and would not result in substantial detrimental harm to the site or character and appearance of the area The Council recommends approval.

FUL/MAL/19/01183 S73 application for detached outbuilding containing garages, gymnasium and garden room with storage rooms in the roof space served by

dormer windows. Plainswood House 25 Plains Road – The Council has no objection provided the development has strict conditions attached to ensure that its use is only for purposes ancillary to the main dwelling. (Cllr J C Gregan declared an interest in this application and left the room whilst it was discussed)

HOUSE/MAL/19/01312 Proposed single storey rear & side extensions and garage conversion. Tawny Lodge 8B Catchpole Lane - The proposed development appears to harmonise with the existing pattern of development in the area and is not considered to be out of proportion with the plot and would not result in substantial detrimental harm to the site or character and appearance of the area. The Council recommends approval.

FUL/MAL/19/19/01320 Retrospective application for a single storey detached unit with D1 use class Howells Farm Maypole Road Great Totham Essex – The scale and bulk of the proposed development it not considered to be out of proportion with the plot and appears to be in accordance with local planning policies. The Council recommends approval.

008.20 FINANCE:
Confirmation of Payments: Payments were confirmed for:

Amount (£)	Payee	Service
336.85	The Bull at Great Totham	Chairman's Reception & 125th Anniversary of Parish Council
27.22	E-On	Bus shelter lighting 1 Oct 19 to 31 Dec 19
40.00	Essex Wildlife Trust	Annual subscription
786.63	C R Potter	Salary/allowance £570.00 Broadband 27 Sep – 26 Dec £199.47 Underpayment Cheque 101913 £17.16

Finance update 2019/20 and Estimates 2020/21: The financial report and forecast outturn at the end of December was received and noted. The draft estimates for 2020/21 were considered and agreed. They include proposed expenditure on a new notice board; and new active speed indicators following advice from Cllr. C L Atkinson arising from recorded levels of speeding offences and discussion with individual members of the public. The estimates for 2020/21 maintain the Council tax at the same rate as in the current year of £15.36 for a Band D household. A copy is attached to these minutes.
Precept for 2020/21: It was then **resolved** to levy a precept of £19,572 resulting in a Parish Council tax of £15.36 for a band D household.)

009.20 AMENITIES
Report of the Chairman of the Amenities Committee: Cllr C L Atkinson is to carry out replanting of parts of the hedge next to the lay-by at Bull Green; and look into having the old telephone kiosk at Totham North renovated and repainted. It was agreed that defibrillator (provided by others) can be accommodated there as well as public information.

Three seats need replacing and a litter bin has been smashed at Totham Hill Recreation Ground. Further trees could be planted at Maldon Road. His report was received and adopted
Track (The Chase) to north-west of Heybridge Pit: a complaint of “fly tipping” was received and the Clerk and Cllr Atkinson will investigate.
Trees at Heybridge Pit: Some of the trees alongside B1022, Maldon Road need attention as there are some large overhanging limbs and broken branches. Cllr Atkinson will arrange this.
Bull Green Posts: It was noted that the grass cutting contractors do not always raise the posts when leaving and the Clerk will contact the Maldon District Council. [Following the meeting Cllr Atkinson spoke to the contractors on site]

010.20 HIGHWAYS AND TRANSPORTATION
Localism Rangers Work: No further work was identified.
Road Closure Order: Notice of road closure for work on Little Braxted Bridge was received.

011.20 COMMUNITY POLICING, SAFETY AND REGULATION
Community Protection Team Report: The December report was received and noted.

012.20 RECYCLING COLLECTIONS
Cllr J V Keyes is to take up with the Maldon District Council a report of four houses missing re-cycling collections the previous Friday

The meeting closed at 8.55 pm

Great Totham Neighbourhood Plan Steering Group
Minutes of Meeting, 7th January 2020 at The Honywood

Present: Kevin Bennett, Graham Thorne, Bob Tarpey, Roy McPherson, Andrew Boorman, Martin Flook, Paul Firman

Apologies for Absence: Paul Mutton, Christine Adams, Albert Gable

Chairman's Opening Remarks: Kevin welcomed all present as we enter a new year and project phase. He thanked members for 'sticking with it'. We are still on target for the plan handover in March. He now proposed that he and Working Group leaders should meet again with Navigus some two weeks hence. The main purpose of our meeting now, was to review Group outputs in the light of Navigus comments. Overall he felt we were in a good place.

Minutes of Previous Meeting: Agreed and no Matters Arising.

Parish Matters: Unfortunately in the absence of any representative, there was no report.

Finance: Paul had reported that Navigus had submitted an invoice in line with expectations and this had been paid by Clive Potter.

Working Groups
Housing: Paper is nearing completion. Navigus comments had been incorporated. Main work now will be to integrate information from Housing Needs Survey, which was expected any day.

Environment: Andy was working through the comments from Navigus. He still needs to list required photographs. **Andy to advise Paul & Graham of requirements**.
We still would benefit from Essex Wildlife Trust input on Woodlands and Local Wildlife Sites. Maldon would not pay for this. **Roy McPherson to approach EWT, offering a donation for access to data**.
It was accepted that most of our Green Spaces are already protected to a degree. To raise the issue of others in private hands could be counter-productive.
Andy would finalise a short list of worthy local projects. It might include – Tree Planting; Totham South Green enhancements; Community Orchard; Roadside Verges and Field Boundaries. Allotments not required. The decision not to progress Buffer Zones was agreed.

Transport:
We are generally on track. Navigus points have been met. Transport for better NHS access including hospital patients to be covered by Community paper. See below.

Community:
The revised version of this paper is excellent.
Encouraging notes will be added re coffee shop opportunity at URC Hall.
The NHS access section is to be extended, adding a short briefing based on Albert Gable's paper. This explained that, while a new NHS facility in Great Totham is wanted by many, under current government funding guidelines it is unrealistic.
The availability of two local surgery outposts at Bentalls in Heybridge (Longfield Medical Centre Maldon Outpost) and Kelvedon Road Wickham Bishops (Fern House Surgery Witham Outpost) should be noted for those able to register with the parent surgery.

Alternatives were considered for improving access to NHS hospitals for non-driving bus pass holders. Essex County Council Highways was approached to see if there were any new options to use free taxi services via Richard Siddall.
Another option has been identified, which is to access the 5 times daily 'Dengie Dart' service, operated by Arrow Taxis to Broomfield Hospital and how Totham residents could access it by taking a bus or taxi to a Maldon pick up point.
www.arrowtaxi.co.uk/dart99.html

Village Design Statement:
A revised version would be issued shortly. Navigus comments had been taken on board. A whole new section on Arcadian Villages had been inserted, and work on the detail of buildings and finishes was continuing.
The VDS will be a point of reference for those commenting on Planning Applications. It was proposed that, once the VDS was agreed, we should produce a shorter checklist, extracted from it as an aide-memoire for assessing schemes.
Publicity and Communications:

Parish Magazine and Facebook updates continue. A new village website now has funding agreed and is being pursued independently by a group of village residents; specimen pages should be available shortly. The group plans to liaise with the Parish Council as the site develops.

Any Other Business:
None

Date of Next Meeting:
To be confirmed but in early February.

GREAT TOTHAM PARISH COUNCIL

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10 January 2020

Dear Mr Oliver,

Planning Appeal Ref: APP/X/1545/W/19/3241506
Application Ref: 19/00651/FUL PP-07876379

Thank you for your letter of 16 December advising of the above appeal. Our Vice-Chairman, Councillor Mrs Chris Adams, will attend the hearing on the Council's behalf, depending on the date set for it.

I attach a copy of the Council's comments made to the Maldon District Council in July last year. The Parish Council would like to draw your attention to an appeal decision made in 2016 under APP/X1545/W/15/3032632, which I have also attached. We believe paragraphs 37,38,94 & 95 in particular are, in the main, relevant to the application now being heard and for convenience I have set them out below:

37. The Framework advises that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. More generally, the Framework also places importance upon local distinctiveness. A core principle also seeks for planning to take account of the different roles and character of different areas, which includes recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

38. I therefore conclude that the loss of open land arising from the scale and location of built development proposed would be seriously harmful to the distinctive character and appearance of the appeal site and of its surrounding area. The development would suburbanise an important part of Great Totham to the detriment of its wider distinctive rural character and appearance.

94. Notwithstanding the undoubted economic and social benefits of the development, and the commitments arising from the Unilateral Undertaking, substantial harm would still be incurred by the scheme. In particular, substantial harm would arise to the character and appearance of the appeal site and surrounding area. The scheme would involve the loss of a considerable area of countryside with wider implications for the character and appearance of Great Totham contrary to expectations of both the development plan and of the Framework. The appeal site is integral to the character and appearance of Great Totham and development would harmfully suburbanise an important part of the village and its surrounding countryside.

95. In this regard, I place particular weight upon the aims of the Framework. The Framework advises that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, places importance upon local distinctiveness, and seeks for planning to take account of the different roles and characters of different areas. This includes recognising the intrinsic

character and beauty of the countryside and supporting thriving rural communities within it. All these expectations would be harmed by the scheme.

I should explain that Great Totham has two main settlements, separated largely by open countryside. Between these two areas the landscape is characterised by the open rolling hillside gradually sloping down from Beacon Hill, the highest point in the Maldon District towards the Blackwater River. These are defining features of our distinctiveness and character.

Both the appeal site, now the subject of the hearing, and the site referred to in the appeal decision from which the above paragraphs are taken are in this area between the settlements. Whilst there are clearly many differences in the type of development now under consideration we believe their impact on the Village would have the same effect.

For convenience I have put this letter, our planning comments to the Maldon District Council and the full Inspector's decision on the earlier appeal into one pdf file.

Yours sincerely,



Clive Potter
Clerk to the Council

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