MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON MONDAY 10 AUGUST 2015 AT 8.00 PM AT THE VILLAGE HALL

Present: Chairman, Cllr Mrs C Adams
Cllrs. C L Atkinson, R L Bass, F A Delderfield, J C Gregan, Mrs A V Heaviside, J V Keyes and B S Marshall.

Apologies for absence: Cllr. A J Gable.

117.15 MINUTES OF THE PREVIOUS MEETING
The minutes of the Meeting of the Council held on 13 July 2015 were confirmed and signed.

118.15 DISCLOSURES OF INTEREST
There were no disclosures.

119.15 PUBLIC QUESTIONS
One member of the public was present; there were no questions.

120.15. **CHAIRMAN'S ANNOUNCEMENTS, REPORTS OF OTHER BODIES AND GENERAL CORRESPONDENCE.**
Ditch Maintenance: The Clerk reported that he had attended the District Clerk's meeting where a talk had been given about a Highways Pilot Project on enforcement in relation to ditches, vegetation and encroachment. He and Wickham Bishops Clerk are to place an article in the parish magazines to encourage owners to carry out maintenance. Cllr R L Bass explained the background to the project.

Information about a successful prosecution for fly tipping was received, and the Essex Touring Film Festival.

121.15 MATTERS ARISING FROM THE MINUTES
Bent Sign: Cllr Mrs A V Heaviside advised that the bent sign is still in position.
Walkable Verge: Cllr J V Keyes advised that the overgrowing is partly cut but there is still some work to do.
Planning Enforcement: Cllr J V Keyes advised that he had no further report to make.
Rubbish Dumping: The Chairman advised that she had removed two bags of rubbish and will take more and call on the neighbours.
Some garden refuse has been dumped on the bank at the Jubilee Recreation Ground seemingly by a Hall road resident.
Parking in Walden House Road: Cllr Bass also explained the use of a system of formal restriction and passing places plus trying to encourage people to park reasonably in Walden House Road but a fall-back position would be to apply a heavy hand. If the School makes additional representations to remedy the position the Panel would maintain an open mind. For example facilitating crocodiles. Concern was expressed about cars being parked in the road all day; up to 25 on some days.

122.15 PLANNING APPLICATIONS

Conservation and Design Awards: Invitations were invited for the Conservation and Design Awards 2015. No completed projects were identified.

Appeal Notices: Notice of appeal was received in respect of MAL/14/00936 for up to 115 houses north-east of the Bull. A hearing is set for 18 August at Maldon and it was agreed to ask Cllr J C Gregan to represent the Council or the Chairman if he is not available.

Appeal Decisions: An appeal in respect OUT/MAL/14/01231, proposed demolition of existing house and erection of 3 houses at the Warrens, 56 Walden House Road, was allowed.

Application Decisions: The Clerk reported on the latest Maldon District Council planning decisions.

Latest applications: The applications lodged with the Maldon District Council to week ending 7 August 2015 were considered and the Council's comments were as follows:

OUT/MAL/15/00461 Outline application for the erection of a detached dwelling with access to be determined Rainbow Cottage Kelvedon Road – The Council notes that this application is for development in the garden of a house in Wickham Bishops where the garden spans the parish boundary into Great Totham with the proposal site largely in the latter. The site is clearly outside of all three settlement boundaries for Kelvedon Road, Wickham Bishops and Great Totham South and intrudes into the open countryside. As well as being in an area not intended for development under the emerging Maldon District Plan, development of this site would lead to undesirable coalescence between the parishes and their settlements. The Council therefore recommends refusal. (Comments on this application were delayed due to late receipt from the District Council.)

HOUSE/MAL/15/00226 Proposed two storey extension and enlarge existing dwelling into first floor level. Scraley Cottage, Scraley Road, Great Totham - The Council has no objection and recommends approval.

WTPO/MAL/15/00608 TPO 4/04 T7 - Installation of a root barrier. Domus Colchester Road – The Council only supports this application if the Maldon District Council Tree Officer concurs with the view that there will be no permanent damage to the tree and, if so, the work is carried out under her supervision.

FUL/MAL/15/00628 Erection of a detached residence and change of use of former agricultural outbuilding as a private garage. Roundbush Colchester Road – The Council objects to the proposed development as the site is outside of any area intended for development and contrary to policies in the Local Replacement Plan, the Submitted Local Development Plan and Guidance within the National Planning Policy Framework.

The proposed development would be incongruous and have an unacceptable urbanising effect through visual intrusion and encroachment into the rural landscape. It would fail to protect or enhance the landscape and would constitute an unacceptable loss of an important open area, and have a detrimental effect on the nearby listed and historic farmhouse set against developing woodland, outside of the village settlement and which currently

contributes positively to the character of the rural area.

Development of this site for housing remote from community services and essential support facilities and inaccessible by a range of transport would represent an unsustainable form of development and would therefore be contrary to policies T1 and T2 of the adopted Maldon District Replacement Local Plan; policies H4, T1 and T2 of the Maldon District Pre-Submission Local Development Plan; and Government guidance contained within the National Planning Policy Framework.

The Council would like to draw attention to and concurs with the conclusions of two recent planning decisions, one the subject of a dismissed appeal, refusing development in the immediate vicinity which have relevance to the present application. They are FUL/MAL/14/00446 New 2 bedroom home on land attached to Compass Hill Cottage. Land West of Compass Hill Cottage with appeal decision dated 28 April 2015 and OUT/MAL/15/00286 Outline planning permission for 1 x detached dwelling with all matters reserved. Land West of Round Bush Corner Mountains Road

The Council therefore recommends refusal,

HOUSE/MAL/15/00634 Two storey and single storey (revised length and width) rear extensions, alteration of front bays, insertion of 3 dormers/windows to side elevation and alter front dormer to match. Rear balcony. Re- roof in slate New porch. Chasefield Farm 64 Walden House Road - The Council has no objection and recommends approval.

FUL/MAL/15/00716 Proposed 3No. Dwellings and associated car parking. Revised window configuration. 12 Colchester Road [The Compasses Public House]

The applicant points out that this is a repeat of a previous application with revised windows. The current application excludes removing parking spaces from the title but the application itself still proposes reducing the number of public house parking spaces.

The Council notes with interest the comments on the viability of the business in the past which seems to hold a succession of apparently incompetent tenants to account for failure. Yet the same application incongruously reports (in support of housing development) the area has excellent social amenities within walking distance and that residential development, rather than use as a public house, will reduce noise in the area. No evidence is supplied to support complaints of noise however. The application is silent on the present position with the current successful tenants who have brought a new and dynamic approach to running the pub; this is evidenced not just by their testimony and the observation of more customers able to enjoy good quality food and a wide range of real ales but also by the area branch of CAMRA who have awarded the Compasses the accolade as the most improved pub of the year. The Council considered the application comments on the public house business viability impertinent and misleading and potentially undermining to the present tenants.

In a small community the social role of a public house cannot be underestimated and paragraph 70 of the NPPF rightly emphasises this. Planning decisions, it says, should: *plan positively for the provision and use of shared space, community facilities (such as … public houses ….) and other local services to enhance the sustainability of communities and residential environments; and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;* The Compasses is such a community facility and, the Church apart, is the only social meeting place in the settlement.

Whilst the pub is within walking distance for those living nearby its economic sustainability will doubtless be dependent on others travelling from other parts of Great Totham and the nearby villages as well as further afield. Additional customers should arise as a result of the Maldon District Council's enhancement of its role in encouraging tourism in the District and the B1022 road, on which the Compasses sits, is a key route for visitors approaching the District from the north. These customers will need to park so space needs to be available off the road to enable them to do so. Reducing the car park is a threat to the pub's sustainability.

In its prominent position at the top of a hill the Compasses, although not listed, has a high visual impact with an open aspect presented by the parking area to the north a pleasing line of sight looking from the village green at the south. Developing a large part of the car park would compromise this open visual aspect and be contrary to the NPPF which provides for a non-designated heritage asset to be taken into account in determining a planning application by *having regard to the scale of any harm or loss and the significance of the heritage asset.*

The proposal fails to measure up to deliver sustainable development. Great Totham North is a discrete settlement away from the main centre of Great Totham South, with its School and one general store/Post Office some 1¼ -1½ miles away and there are no interconnecting footways. The erection of three additional dwellings remote from community services and essential support facilities and inaccessible by a range of transport, would represent an unsustainable form of development and would therefore be contrary to policies of the adopted and draft Local Plans and Government Guidance contained in the National Planning Policy *Framework*.

The Council therefore recommends refusal.

123.15 PLANNING POLICY AND STRATEGY:
Five Year Housing Supply: A statement about the Maldon District Council's Five year housing land supply was received and noted. Cllr R L Bass advised that we need to reflect that Maldon District Council will allocate 400 houses across the parishes and we must have a firm line. If we have houses we need a consultation on them rather than them being determined by speculative developers. We also need to consider the effect of development in other parishes.
Maldon Local Development Plan: A response from Priti Patel MP to this Councils letter about the delay in approving the Maldon LDP was noted.

124.15 FINANCE - CONFIRMATION OF CHEQUES

Amount (£)	Payee	Service
29.00	Silicon Alley	Black Toner Cartridge
292.70	Maldon District Council	Grass Cutting - June
359.95	C R Potter	Salary/allowance £340.00 Printer Paper £19.95

125.15 AMENITIES

Report of the Chairman of the Committee: Cllr C L Atkinson reported that repair work and painting on the War Memorial Bus Shelter will cost £250 and this was agreed. He has completed a routine safety check; The Clerk has been unable to identify the manufacturer of the slide at the Jubilee Recreation Ground which needs a new ladder; Mr R Clark is to trim some chestnut trees and some overgrowth near the pond at Colchester Road; The Clerk is still trying to find information about rubber chip safety surface material but now has a contact who may be able to repair the zip-wire. The report was received and adopted.

126.15 HIGHWAYS AND TRANSPORTATION

Rangers Scheme: It was noted that some finger posts need cleaning, some land at Staplers Heath needs the grass cutting and some gullies need emptying at Totham North.

127.15 COMMUNITY POLICING

Speedwatch: Cllr C L Atkinson reported that two further speed checks have been carried out and a further check will be carried out on 20 August. One volunteer has come forward but more are required for the scheme.
Cold Callers: Some police and Trading Standards information was received about cold calling.

128.15 MEMBER TRAINING

Cllr J C Gregan had provided copies of papers he received at a member training event held at Heybridge and reported that it was a useful event. Members thanked him for circulating the papers.

129.15 COMMUNITY INITIATIVE FUND

Information about the Community Initiative Fund was noted and the Clerk would check to see whether work to improve the safety surface at the Jubilee Recreation Ground would qualify.

130.15 REVIEW OF NEW AGENDA LAYOUT

It was agreed to shift Planning Policy and Strategy to before considering planning applications in case there should be any relevant change or other matter; and to re-include any Other Urgent Business

131.15 FUTURE AGENDA ITEMS

There were no items agreed

The meeting closed at 10.25pm