MINUTES OF A MEETING OF THE PARISH COUNCIL HELD ON TUESDAY 27 AUGUST 2013 AT 8.00 PM AT THE VILLAGE HALL

Present: Vice/Chairman Cllr. F A Delderfield (in the chair).
Cllrs. C L Atkinson, J C Gregan, Mrs A V Heaviside and Mrs E Parsons.

Apologies for absence: Cllrs. Mrs C Adams, R L Bass, A J Gable and J V Keyes.

105.13 QUESTIONS FROM THE PUBLIC
One member of the public was present. There were no questions.

106.13 MINUTES OF THE PREVIOUS MEETING
The Clerk advised that the wording of comments on a screening opinion (MAL/13/00634) in Minute 102.13 differed from the draft following new Government Advice received after the meeting. This was noted and the minutes of the Meeting of the Council held on 17 June 2013 were confirmed and signed.

107.13 MATTERS ARISING FROM THE MINUTES
Conservation Awards: It was agreed to submit conservation and improvement work at the Village hall as an entry in this year's Conservation and Design Awards competition run by Maldon District Council.
Village Hall Grant: The Clerk advised that the grant of £4,500 to the Village Hall Council for external works has been paid.
The Brimstone Butterfly: It was suggested that Buckthorn could be included in any new planting at the burial ground.

108.13 COMMUNITY POLICING
There were no matters to report.

109.13 REPORTS OF MEMBERS OF OUTSIDE BODIES AND NEWS FROM OTHER AUTHORITIES
There were none.

110.13 FINANCE:
Purchase of Burial Ground: Members discussed a report (annexe) produced by the Clerk and decided to proceed with the purchase of some land for a burial ground along the lines discussed. The budget figures in the report are mainly tentative and will need review as more information becomes available. The Clerk will complete a grant application to the Community Initiative Fund.
Investments: In view of the above decision it was agreed to redeem the 8% Treasury Stock 2013 and not re-invest it.

111.13 AMENITIES
Report of the Chairman of the Committee: Cllr J V Keyes was not at the meeting and so his plan of further actions/work in response to the Playgrounds Inspection was not available. A gap in the fence was noted at the Jubilee Recreation Ground where the telephone box was removed. The area needs tidying up and a short section of fencing installed there. The Clerk will

follow up work required to hedges and playing field perimeters. The Clerk will cut back vegetation in Brick Spring Lane.

112.13 HIGHWAYS AND TRANSPORTATION

Rangers Scheme: A hole near a gulley near the junction of Mill Road with Chapel Road and a nearby tree overhanging the footway were noted as possible work for the Rangers.

Highways Panel: The minutes of the Highways panel meeting of 14 June were received.

Beckingham Road: It was noted that some dissatisfaction about repairing a pothole in Beckingham Road is now resolved.

Speed limit sign: The owner of a field off Walden House Road had asked the Essex Highways if a 30mph sign, located in front of the overgrown field entrance between the drive to the Warrens and the cottage, could be moved so that he can install a gate and use the entrance; a dropped kerb is in place there. The currently used access in Goat Lodge Road is difficult for farm machinery. The County Council has said that it could be moved a short distance towards the Village subject to the agreement of the Parish Council and the County and District Councillors and provided that the statutory utilities are consulted about underground works.

The Clerk had visited the location with the owner and was able to describe the situation to Members who have no objections to the sign being moved. It can only be moved a short distance within the existing speed limit and cannot extend it. However, we were consulted by the County Council in October 2012 about a plan to extend the 30mph limit towards and into Wickham Bishops and along Maypole Road to link with the existing 30mph limits there. Members assume that this is in progress and, if this is the case, it would be more appropriate to remove the sign altogether when the new limit is introduced and replace it with a repeater sign if required towards Wickham Bishops near the end (say) of the garden to the cottage mentioned above.

Park and Ride fares: A consultation about a review of Chelmsford Park and Ride fares was noted.

113.13 PLANNING POLICY AND STRATEGY

Development Plan Consultation:

A letter the Maldon District Draft Local Development Plan Consultation and the present status of the Plan was received and noted.

Minerals Local Plan: Details of the independent examination of the Essex Replacement Minerals Local Plan were noted.

114.13 CORRESPONDENCE

Correspondence included information about a Review of Licensing Policy at Maldon District Council, Flood Management engagement, a Children's Centre Community Forum on 12 September at 3.00pm, disposal of Maldon district Council event equipment and a presentation on Superfast Essex at Goldhanger on 10 September (evening).

115.13 PLANNING

Public Consultation: A letter was received from Lightsource, a solar panel company, publicising a local public consultation meeting, and inviting the Council to contact them with any queries.

Planning decisions: The Clerk reported on the latest Maldon District Council planning decisions.
Latest applications: Cllr F A Delderfield confined his role to chairing and advising on factual information where appropriate and did not take part in the discussion on account of his position as a member of the Maldon District Council's North Western Area Planning Committee. Cllr. Mrs A V Heaviside declared an interest in OUT/MAL/13/00694 below and left the meeting when it was discussed. The applications lodged with the Maldon District Council to week ending 23 August 2013 were considered and the Council's comments were as follows:

HOUSE/MAL/13/00644 Proposed single storey rear extension. 32 Goat Lodge Road – Support.

HOUSE/MAL/13/00678 Revision to approved planning permission FUL/MAL/09/00069 to extend existing house. 12 Heriot Way – No objections

WTPO/MAL/13/00684 TPO 6/76 – T1 & T2 Quercus ilex (Holm Oak) Crown lift to 5 meters. Tidy crown by removing any protruding branches from drip line area. T2 additional. Reduce lower lateral branches encroaching on neighbouring property by up to 2.5 linear metres. Brick Hall 38 Colchester Road – The Council supports provided the Maldon DC Tree Officer agrees.

OUT/MAL/13/00694 Erection of 5 No. four bedroom houses with garages and associated groundworks. Land Rear Of 76 – 80 Maldon Road – The Council objects to this application which is for development outside of the settlement boundary, backland development and located such that it would detrimental to the setting of nearby historic buildings.

OUT/MAL/13/00710 Residential development of 4 detached dwellings. Land South Of 2 Kelvedon Road – The Council objects to this application which is for development outside of the settlement boundary and premature to the final outcome of the Maldon District Development Plan. If allowed it would form an unacceptable coalescence between the Parishes of Great Totham and Wickham Bishops and be detrimental to the street scene and be harmful to historic hedges.

FUL/MAL/13/00720 Construction of a new dwelling (following demolition of previous dwelling) Green Lands Maypole Road [Wickham Bishops Parish] –No comments.

HOUSE/MAL/13/00588 Rear conservatory . 33 Eaton Way – Support.

HOUSE/MAL/13/00779 & LBC/MAL/13/00780 Single storey extension to side of property. Gun Farm Maypole Road – Support.

116.13 CONFIRMATION OF CHEQUES
Cheques were confirmed for:

Amount (£)	Payee	Payment Details
39.00	Silicon Alley	B & W Printer Cartridge
4,500.00	Great Totham Village Hall	Grant towards rendering and other external works
1699.85	Maldon District Council	Grass cutting 1 April - 30 June 2013
214.20	C R Potter	Salary/allowance £207.00 Postage Stamps £7.20

117.13 ANY OTHER URGENT BUSINESS
Disclosure of Interests: It was suggested by Cllr F A Delderfield, and agreed, that for the convenience of Members an item should be included at the start of future agendas for disclosures of interests, in a similar way to agendas of Maldon District Council and other Councils.

The meeting closed at 9.33 pm

Extension to the Burial Ground at St Peters Church **ANNEX**
Report to Council 27 August 2013

Following the decision at the July meeting of the Council to (in principle) pursue the offer of acquiring additional burial ground, the Chairman, Clerk, the Reverend Jonathan Pearce and Mr Roger Allen, Churchwarden, met on site on 24 July and were subsequently joined by Mr Tom Martin, the landowner and vendor.

The land offered would extend the 1989 burial ground extension north westward towards Bog Grove, stopping short of the access track from the Hall to the field. New boundaries would be formed here and on the south west side and secured by hedge planting with temporary fencing. Catchpole Brook forms the north east boundary and the 1989 extension the south east.

Permanent access would be through a new opening from the 1989 extension but Mr Martin would allow access via the Bog Grove track during initial works to the new extension. There are no public rights of way over the land. There is an existing informal path along the outside south west boundary hedge of the 1989 extension and which continues to the Bog Grove track adjacent to, and on the outside of, the boundary to the new extension would be. This informal path seems to replace the path shown on the definitive map some distance to the south west, originally against a field removed boundary hedge but now on open land and not discernable on the ground.

The plot of land is in the corner of a large field which is in cultivation, but the actual plot at the time of the visit was very overgrown and obviously not cultivated for some time. This led to difficulty in measuring the site, particularly as Catchpole Brook meanders, which Mr Alien had offered to carry out prior to the meeting. The length appeared to be 67 yards and the average width 30 yards making an area of 0.415 acres. When Mr Martin joined the meeting he was able to clarify the boundaries which covered a larger area than first thought. He advised that a representative of Strutt and Parker were visiting the following Wednesday to survey the land.

Some prior research using the Knight Frank Farmland Index showed that average farm land prices in England have increased some 46% since 2007 to £6,421 per acre in June 2013. This is for "bare" land, defined as farmland with no residential property or buildings being commercial (productive arable and pasture) agricultural land. Some private advice given to Mr Allen by a valuer acquaintance suggested that a factor of 0.4 is the adjustment commonly applied to the average price for poor non-productive land, but with a proviso that this part of the calculation is subjective and the ultimate price is what the parties agree.

Mr Martin indicated that he is willing to sell the land to the Council for its valued price plus the cost of his solicitors and valuer and he did not wish to make any money out of it. He did not have a figure in mind and asked if the Council had an indication of value. If the land measurement were 0.5 acre, say, the price range according to the above is therefore between approximately £1,300 - 3,200. Therefore the Clerk suggested that the land would likely be in the range of £1,500 - 2,000 probably nearer to £1,500, and he thought the Council might decide to accommodate this plus fees. Following

the meeting the Clerk, at Mr Martin's request, spoke to Strutt and Parkers representative to give contact details and to mention the price discussed. Mr Martin later mentioned some willow trees by the side of Catchpole Brook which he is cultivating as a crop and wants to retain.

Part of the funding will be subject to a grant application for which an expression of interest needs to be submitted by 30 August. This will require information about the project including costs which are not yet available. The Clerk had drafted a list of items needing to be considered and earlier The Revd. Jonathan Pearce had mentioned that Mr Julian Mann, Parishioner and Farmer, who currently carries out extensive work in the Churchyard voluntarily, might be willing to undertake some of the work involved in the new burial ground extension. So, a meeting was arranged for Mr Mann to meet the Clerk, Mr Allen and the Vicar to discuss what needed doing in addition to the actual purchase and where he would be able to help. The site by this time had been cut back of vegetation in the main area. Below is a list of items for the total project. Most costings are outline suggestions rather than firm estimates to enable the grant application to be made.

ITEM	COST	NOTES
PURCHASE		
1. The land price	2,000	
2. Planning application	150	
3. The Council's legal fees	1,000	
4. The Council's valuation fees	0	
5. Vendor's legal fees	500	
6. Vendor's valuation fees (Strutt & Parker)	1,000	
Total	**4,650**	
DEVELOPMENT		
1. Cut back around Catchpole Brook and Bog Grove ditch	0	Julien & Alex Mann
2.Clear brook & dig out ditch above	500	Contractor
3. Work to existing trees	0	Julien Mann
4. Cultivate,rake level & seed site	0	Julien & Alex Mann
5. Seed	500	Seed cost only
6. Fencing	2,000	Contractor
7. Hedging plants	200	Church Working Party
8. Make access from existing extn.	0	Church Working Party
Total	**3,200**	
Contingency	500	
Total Project Budget	**8,350**	

Possible funding

1. Redeemed Gilt	4,323	2. Redeemed Gilt	4,323
Grant	4,000	Reserves	1,000
		Non-Rec Projects 2014/15	3,000

The Gilt produces £345 p.a. equal to 0.29p precept. The best replacement with only £6.04 of capital loss would be 1% 2018 producing £54 equal to .04p precept.