

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON MONDAY 17 OCTOBER 2016 AT 7.30 PM AT THE VILLAGE HALL

Present: Chairman Cllr. J C Gregan.

Cllrs. Mrs C Adams, C L Atkinson, F A Delderfield, A J Gable, Mrs A V Heaviside, J V Keyes and B S Marshall.

Apologies for absence were received from Cllr. R L Bass.

129.16 MINUTES OF THE PREVIOUS MEETING

The minutes of the Meeting of the Council held on 19 September 2016 were confirmed and signed.

130.16 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. The Chairman declared an interest in planning application OUT/MAL/16/01034 below.

Members were also reminded to review and update if necessary 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.

131.16 PUBLIC QUESTIONS (Adjournment)

Ten members of the public were present. Residents from Heybridge expressed their concerns about a planning application to build a football pitch and associated works on a site which is partly in this Parish and upon which the Council had commented favourably. The concerns centred around the likely impact on the environment and surrounding residents as well as on the countryside and wildlife. The Chairman thanked those present for expressing their views about which the Council has taken note. He explained that since the original application was submitted the Council has become aware of a high level of opposition to the plan and will take this into account when discussing amended plans later in the meeting.

132.16 CHAIRMAN'S ANNOUNCEMENTS, REPORTS OF OTHER BODIES AND GENERAL CORRESPONDENCE.

The Chairman commented on the recently completed improvements to the Village Hall car park and other work carried out in the past few years. Members agreed to send their congratulations to the Village Hall Council.

The Chairman advised that at the next meeting he will put forward proposed changes in the way the Council conducts the public session. He also has two other items of improvement.

General correspondence included notice of a Police and Crime Commissioner's public meeting at Maldon and a Crime Plan Consultation which the Clerk had circulated. Notice of the latest Heritage Winter Talks was also received.

133.16 MATTERS ARISING FROM THE MINUTES

Lay by in Walden House Road: It was noted that this scheme is now scheduled to start next week.

Grass cutting: Cllr Mrs C Adams when checking mowing against the schedule found a small section in Hall Road/School Road had not been cut.

134.16 PLANNING POLICY AND STRATEGY:

Changes to Local Development Plan: The Maldon District Council were carrying out a public consultation on proposed modifications to the Maldon District Local Development Plan (LDP) and household projections. As there were several papers members had met informally to study the documents. They were now further discussed and it was decided to comment that the Council agrees with the proposed changes in principle and supports them but would like to see the following two detailed amendments:

- **Appendix C – Alternative Site Assessment Tables**

The site referred to as Land at Mill Field, Hall Road, Great Totham, under table S40 on pages 84-86 should be removed from the list in the light of its recent planning history.

- **Schedule of Main Modifications**

Modification Ref. 112 on page 15 concerning Heybridge Garden Suburb should be further modified to include a clear separation and defensible boundary between the Heybridge Garden Suburb and that part of Broad Street Green Road where they abut. This would have the effect of containing the built environment and not allow it to spill over to the east side of Broad Street Green Road.

In addition to the two points above the Council had an uncertainty about Policy S7, the subject of **Modification Refs. 095 & 064 on page 18** The Council is not able to understand the meaning of “prosperous” in using it to define a rural community and therefore its possible implications in applying it to the Maldon District LDP in general and Rural Allocations in particular.

Neighbourhood Plan Boundary: The Clerk reported that so far there have been no objections on the proposed the boundary for a Great Totham Neighbourhood Plan which is now under public consultation until 7 November. The Chairman advised that one of the volunteers for the Steering Group had offered to link with Writtle College to produce the written plan. The next stage is to determine the Council’s objectives for the plan and Steering Group at the next Council and to assist with this a working group will meet to prepare a draft. The Clerk will arrange a date and check who is available. The RCCE is arranging a Neighbourhood Planning drop-in coffee morning at Langford on 16 December and the Chairman and Clerk agreed to attend.

135.16 PLANNING APPLICATIONS

Planning Appeals: It was noted that an appeal hearing in respect of FUL/MAL/14/00946 change of use to two gypsy pitches and associated works at Rose Stables land south of Captains Wood Road is to recommence on 26 October. (Note: It was previously suspended due to disagreement on the term Traveller.)

Application Withdrawn: It was noted that FUL/MAL/16/00912, new dwelling on land west of Abbotswood, Beacon Hill is withdrawn.

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

Review of Previous Comments: The Council’s responses to the following applications were reviewed.

FUL/MAL/16/00947 Replacement dwelling. Barradoura 16 Beacon Hill

The applicant had written to ask what information the Council received from the Maldon District Council and referred to a previous application for extensions where (said the applicant) the only difference being the original application was for 'extensions and alterations' and the new application is for a 'replacement dwelling'. The applicant pointed out that "there are absolutely no changes to the plans or the design that was previously approved" and also pointed out that the Council had recommended the extension application for approval.

Members reviewed the responses and noted that the application, by simply stating *Replacement dwelling*, missed an opportunity to make clear any link to a previous application. The new application does refer to the earlier one in very small text on the site plan and on the application form but the author's meaning is not made clear.

However, if these points had been made clear it is not necessarily the case that an application for approval of extensions to an existing house would elicit the same response as an application for a new house. The former is incremental since the house is already there, whatever its attributes, and the question is to agree or not with proposed extensions. The latter provides an opportunity for a fresh and considered solution, taking into account size and shape of site, scale, surroundings and so on.

HOUSE/MAL/16/00970 & LBC/MAL/16/00971 Two storey flank extension. 78 Maldon Road. - Further information was received on this application from the Maldon District Council Conservation Officer explaining the significance of the listed building and the impact of the proposed development. Members concluded that had they been aware of this information at the last meeting they would have commented differently. Therefore, in the light of the new information, the Council is clear that its original comments on the response form dated 28 September are invalid and should be withdrawn.

The Council's revised comments are to recommend refusal because of the impact the development would have on the listed building and to fully support the views of the Conservation Officer contained in a memorandum of 5 October 2016.

Amended Applications: The following amended applications for Heybridge Parish were received.

FUL/MAL/16/00150 Relocation and provision of new Heybridge Swifts Football Club facilities including an all-weather pitch, practice pitch and youth team pitch. New access road, car parking, sound attenuation bund, landscaping & ancillary and associated development. Land East of Drapers Farm Goldhanger Road Heybridge.

The Council had commented on the original application in March 2016 as follows: *The Council is aware of sensitivities around the environmental impact of this proposal, for short periods of time, particularly the nearby conservation areas created from old gravel workings, partly in this Parish; It is also aware that football facilities are of real benefit and contribute greatly to the social and health well-being of the community in the area, and knows that present facilities are over-subscribed in a soon to be expanded population. On balance, the Council believes that the latter should have priority in this case and supports the application.* The Council now withdraws this support.

Since March the Council has become aware of a very high level of opposition to

the development in the community. In listening to the public and hearing their concerns, and learning from the many environmental appraisals and about the likely serious impact of the proposed development on its setting and surroundings the Council finds it necessary to realign its thoughts. Whilst the need for improved sporting facilities remains, the Council believes that the balance has shifted heavily against such a development in this location. Therefore it now objects to the development and recommends refusal.

FUL/MAL/16/00154 Development of the existing Heybridge Swifts Football ground for 104 dwellings, public open space, landscaping, highways & ancillary and associated development. Raising of the ground level across the site by up to a maximum of 0.8m. Land Adjacent Heybridge Swifts Football Club Scraley Road Heybridge

The Council had commented on the original application as follows: *The Council notes the application and has no comments to make.* It was agreed that no further comments are necessary.

Latest Applications: Comments on planning applications received up to week ending 14 October 2016 were as follows:

HOUSE/MAL/16/00921 Erection of an approximately 1800 mm high fence along the boundary of the property. 48 Maldon Road – Support.

OUT/MAL/16/01034 Erect detached bungalow with integral garage, and lay out parking and amenity areas. Land Adjacent 18 Totham Hill Green – The Council has no objections provided the hedge is retained as it is part of a historic continuous hedgerow bordering the south side of Totham Hill Green (Road). [The Chairman left the meeting whilst this application was discussed.]

OUT/MAL/16/00990 Proposed new house of 233 sq m in area and detached garage. Land Adjacent To Chasefield Cottage Kelvedon Road (Wickham Bishops Parish) - The Council recommends refusal. The proposed dwelling is alien to the site as it is of an inappropriate bulk, size and scale for the plot and locality. This would result in substantial harm to the site and detrimental to the character and appearance of the surrounding area.

HOUSE/MAL/16/01004 Single storey side extension. 1 Millways – The Council supports the application as it is a good use of the site and will not cause any harm to the surrounding area.

HOUSE/MAL/16/01049 Detached outbuilding. Chasefield Farm 64 Walden House Road – The Council notes the proposed development is not intended for residential purposes and has no objection provided it has a condition attached to make it clear that the building is clearly for domestic purposes ancillary to the use of the house and not to be used for business purposes. (For information: The Council has recently received a copy of an e-mail message from the Managing Director of P & S Automation Ltd to Essex Highways about parking in Walden House Road, in which the company address is given as Chasefield Farm, Walden House Road; the application site. The Council notes the same address is quoted by P & S Automation Ltd on their website as the address to which those who wish to contact them should write.)

136.16 FINANCE:

Finance Report: The second quarter financial report was received and adopted. The Clerk advised that since the end of the quarter invoices for hedge and grass cutting totalling £1,660 are now in.

Finance Settlement: Information about the Government's proposal to consider extending referendums to all local precepting authorities was received and it was agreed to object as recommended by the EALC as follows:

The Great Totham Parish Council has discussed the proposals for the 2017/18 Local Government Finance Settlement described in the Technical Consultation Paper of September 2016 and makes the following comments:

The Council urges the Department for Communities and Local Government to reconsider its proposals to cap the revenue raising ability of local councils as this could significantly damage local service provision and undermine the role of local councils and councillors. Capping would severely limit us in supporting local voluntary effort with grants and practical support and stifle us in trying to make our community strong.

As local councils receive no government funding and are accountable to their residents, not least through the ballot box, under the Localism agenda the level of precept should continue to be decided at parish level and not by the Government. If capping was introduced, even where the local community had been fully consulted and supported an increase in local taxes to improve services, residents would be forced to pay for the additional costs of an automatic referendum. In a small council like ours the cost would most likely exceed any proposed increase in tax.

The Council therefore objects to the proposals to introduce capping for local councils.

Confirmation of payments: Cheques were confirmed for:

Amount (£)	Payee	Service
17.73	E-On	Bus shelter & phone box lighting 1 Jul – 30 Sept 2016
342.00	R & G Mann	Hedge cutting contract
1650.13	Maldon District Council	Grass Cutting Contract (April to end June)
40.00	The British Legion	Donation for Poppy Wreath
529.23	C R Potter	Salary/allowance £444.00 Broadband 27 Sep – 26 Dec £85.23

137.16 AMENITIES

Report of the Chairman of the Committee: Cllr C L Atkinson reported that he has re-fixed the detached boards on the play area at the Jubilee Recreation Ground and the Clerk has arranged for hedge/shrub cutting inside the Jubilee Recreation Ground, including from over the ramp. Cllr B S Marshall has started work on the "car" at Totham Hill Recreation Ground. The report was received and adopted.

Safety Gate: Cllr C L Atkinson reported an incident where a young child ran out of the Jubilee Recreation Ground onto the road and narrowly missed being hit by a passing vehicle. It was agreed that a pedestrian gate needs to be installed and the Chairman offered to supply one and Cllr BS Marshall agreed to fit it.

Playdale Playgrounds: The Clerk reported that Playdale is still looking into the problem with the Cushionfall.

138.16 HIGHWAYS AND TRANSPORTATION

Rangers Scheme: No further work was identified.

Traffic order: Notice of temporary prohibition of traffic in Chapel Road was received in respect of electrical work commencing 31 October.

Highways Practice Note: Information on the introduction of a Highways Practice Note in respect of local flooded roads was received and noted. The Note involves local self-help in respect of certain pre-identified roads liable to flood.

Colchester to Maldon Bus Service: Cllr Mrs A V Heaviside reported that she had suggested to the County Council that a proposal to stop running a late night bus from Colchester is not implemented.

139.16 COMMUNITY POLICING

Speedwatch Update: Cllr C L Atkinson reported that checks are continuing.

Parking offences: Mr Marven of Walden house Road had sent photographs of cars involved in parking offences in Walden House Road to the Clerk who had asked the Cabinet Member for Safer Communities at Chelmsford City Council to pass them to the enforcement staff. Parking would be a matter that the Neighbourhood Plan might also examine.

140.16 ANY URGENT BUSINESS AND FUTURE AGENDA ITEMS

There were no items raised

The meeting closed at 9.33 pm.