MINUTES OF A MEETING OF THE PARISH COUNCIL HELD ON MONDAY 14 NOVEMBER 2022 AT 7.30 PM AT THE VILLAGE HALL

Present: Councillor F A Delderfield (Chairman)
Councillors: Cllr. Mrs C Adams, C L Atkinson, Mrs H R Dundon, J C Gregan, Mrs A V Heaviside, J V Keyes and B S Marshall.

Apologies for absence were received from Cllr A J Gable and District Councillor R Siddall.

125.22 DISCLOSURES OF INTERESTS
There were no disclosures.

126.22 ADJOURNMENT FOR THE PUBLIC TO SPEAK
Two members of the public were present. There were no questions.

127.22 MINUTES OF THE PREVIOUS MEETINGS
The minutes of the Meeting of the Council held on 10 October 2022 were confirmed and signed.

128.22 MATTERS ARISING FROM THE MINUTES
Croquet Facilities: The Vice-Chairman reported that the local Croquet Club were delighted about the possibility offered of facilities being developed at the Totham Hill Recreation Ground. Developing the facility will require considerable work and expense and the Club will work up suitable plans. At an early stage the Club would draw up a lease or letter of understanding before committing to the considerable expenditure required.

129.22 CHAIRMAN'S ANNOUNCEMENTS, REPORTS OF OTHER BODIES AND GENERAL CORRESPONDENCE.
The Chairman referred to the Remembrance Service the previous day and thanked Members for attending and taking part and the Clerk for arranging the Council's participation.

130.22 PLANNING POLICY AND STRATEGY:
Westcombe Park: The Vice-Chairman commented on a recent detailed application for *Westcombe Park*, between Maypole and Broadstreet Green Roads which omitted mention of the originally proposed flats which the Maldon District Council has picked up.

131.22 PLANNING APPLICATIONS
Planning Appeal: Notice of Appeal was received in respect of **OUT/MAL/21/01330** Outline planning application for the erection of up to 80 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) with vehicular access point. All matters to be reserved, except for means of access. Land off Maldon Road, Maldon Road.

The Planning Inspector will take into account the Parish Council's original response to the application and it was agreed to reiterate this pointing out that whilst our

original response stands it referred to the *Draft* Great Totham Neighbourhood Plan but the Plan is now *Made* (copy attached).

Planning Decisions: The Clerk reported on the latest planning decisions of the Maldon District Council.
Latest Applications: Comments on planning applications received up to week ending 11 November 2022 were as follows:

Note: The Parish Council receives notification of and may give its views on planning applications, in accordance with planning legislation, policy and local plans. The Maldon District Council is responsible for making decisions on them.

Comments made on the following application to meet deadlines were confirmed:

VAR/MAL/22/00981 gREARApplication to vary conditions on approved planning permission 20/01278/FUL (Proposed splitting of dwelling / offices to form 2 semi-detached houses, conversion and extension of existing garage to form 3 bedroom detached house (following outline application 18/01035/OUT) and associated works). 42A Colchester Road Great Totham Essex CM9 8DG – We have no comment.

Comments on new applications received at the time of publishing in the agenda:

HOUSE/MAL/22/01052 Demolish utility room & erect a single storey rear extension. 2A Captains Wood Road – The Council considers the proposed extension is oversize in proportion to the existing dwelling and size of the plot. It would be overbearing to the neighbouring and adjoining dwellings and present an unacceptable visual appearance in the street scene. The proposal conflicts with the policies of The Maldon District and Great Totham Plans. The Council recommends refusal
FUL/MAL/22/01062 Change of use of the ground floor of an existing outbuilding to Class E(g)(iii) - Commercial, Business, for honey production and, change of use of the first floor of the outbuilding to Class C3(a) - ancillary and incidental habitable accommodation to the main dwelling house, for occasional overnight use. Roundbush Farm, Colchester Road The Council objects to the change of use of the outbuilding to Class E (g) (iii). The site and surrounding area is not suitable for this type of industrial use in a residential area. Any such use would involve unacceptable additional traffic movements in an already busy area and close to road junctions. The Council recommends refusal to this part of the application. The Council has no objection to the Class C3 (a) use as ancillary and occasional **family** accommodation to the main dwelling provided a condition is applied specifying and limiting its use as such.
FUL/MAL/22/00927 Temporary rural workers dwelling and erection of agricultural building and yard. Land At Howells Lake Poplar Grove Chase – The

Council has no objection to the temporary dwelling provided its use is strictly monitored and the temporary period is limited to three years.
WTPO/MAL/22/00321 TPO 01/20 T4 Oak - Reduce crown by circa 2.5 to 3 metres. Land East Of Eaton Way TPO 01/20 T4 Oak - Reduce crown by circa 2.5 to 3 metres – The Council supports the recommendations of the Tree Officer.
PROW/MAL/22/00324 Temporary diversion of PROW 19 and PROW 17. Land At Broad Street Green Road And Langford Road And Maypole Road Great Totham – The Council has no objection provided the routes of the paths are reinstated at the end of the temporary period.
FUL/MAL/22/00979 Resurface existing path to enable disabled access from car park to main church door. St Peters Church, Church Road – The Council supports the application which will be of benefit to all users as well as making entry and exit safer, more accessible and dignified for those less able.
ADV/MAL/22/01099 The temporary display of advertisements comprising; 3 No. free-standing non-illuminated flagpole adverts, n1 No. double-sided free standing non-illuminated advert and 1 free-standing non-illuminated single sided advert. Land At Broad Street Green Road And Langford Road And Maypole Road – The Council has no objection in principle for a limited time but is becoming concerned about the proliferation of signs at the locations
HOUSE/MAL/22/01085 Demolish current lean to and conservatories attached to the house and erect a rear and side ground floor and part first floor extension. 74 Staplers Heath – The Council has no comment.

Applications received following issue of agenda:

RSEM/MAL/22/00523 Reserved matters application for the approval of access, appearance, landscaping, layout & scale for the construction of 262 residential units with associated access, parking, servicing and landscaping (Phase 2 only) on approved application 15/00419/OUT (Part outline/part detailed (hybrid) application for mixed use development including: (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline) (ii) Residential Care for up to 120 beds (Use Class C2) (Outline) (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline) (iv) Primary school and early years childcare facility (Use Class D1c) (Outline) (v) A relief road between Broad Street Green Road and Langford Road (Detailed element) (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline); (vii) Construction of initial gas and electricity sub-stations (Detailed); and (Viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline). Land At Broad Street Green Road And Langford Road And Maypole Road Great Totham Essex

The Council has no objection provided the proposals are in compliance with the approved outline application and the policies and advice of the Maldon District Council.

132.22 FINANCE
Confirmation of Payments: Payments were confirmed for:

Amount	Payee	Service
1606.92	Maldon District Council	960.00 Grounds Maintenance July - Sept 646.92 Community Protection Services
820.00	C R Potter	Salary/allowance

Precept for 2023/24: The Maldon District Council has circulated information and a precept notice for 2023/24. Members examined the present financial position and it is hoped that, taking into account of the present economic situation and the pressure on households, the Parish Council precept level will not increase The Clerk will prepare a report for the next meeting.
Provision of Burial Ground: A planning opinion is still awaited and the District Council has advised that due to pressure of work a response is likely after the end of November.

133.22 AMENITIES
Report of the Chairman of the Amenities Committee: Cllr C L Atkinson reported that he had placed the solitary solders at the Village signs and will remove them at the end of the month. Cllr B S Marshall has trimmed the trees along the front of the Cricket Ground and removed a dead tree. He was thanked and the Council will reimburse any expenses. The report was received and adopted.
Oak tree at Cricket Ground: The large oak tree at the rear of the Cricket ground needs considerable attention and a specialist will be invited to examine it and carry out the necessary work.
Grounds Maintenance Contract: The contract with the Maldon District Council to carry out grounds maintenance work for this Council expires at the end of March. It was agreed to continue with the District Council contract.
Totham Hill Green: Cllr J C Gregan raised a matter about a resident next to Totham Hill Green who is receiving daily domacilliary care from two carers. Parking is limited and the carriageway is narrow so the household car is from time to time left on the grassed area outside of the garden wall and thus off the highway. The resident is seeking confirmation that this is acceptable as the village green is nearby. The Clerk had examined the papers from when the Green was first registered and confirmed that the land surrounding it next to the properties was historically a track and is in fact not included as part of the registered Green (a track, not being part of the registered Green also runs across the Green).

134.22 HIGHWAYS AND TRANSPORTATION
Localism Rangers Work: No further work was identified.
Speed Indicator Equipment: Essex County Council has confirmed our application to allow us to provide speed indicator devices at the agreed sites and we can now

proceed to purchase the suitable equipment. The Clerk will seek a second estimate of cost.

135.22 COMMUNITY POLICING, SAFETY AND REGULATION
Community Protection Team Report: The latest report was circulated and it was noted that speeding continues to be an issue. Also, parking in Hall Road has become a problem at times again and the Team will be asked to look at this and the garage advised.
Community Protection Contract: The contract with the Maldon District Council to carry out community protection work for this council expires at the end of March. It was agreed to continue with the District Council contract.
Speedwatch: Cllr C L Atkinson reported on the latest speed checks carried out.
Parking: :

136.22 HM the King's Coronation Monday 8 May 2023
Members gave initial consideration to how we might start planning for any village celebrations in respect of the Coronation of His Majesty King Charles III on Monday 8 May next year, which has been declared a public holiday. These events in the past have played a considerable role in bringing the community together.

It was agreed that Cllr Mrs Hannah Dundon will take the lead for the Council.

The meeting closed at 9.03pm

Next Meeting: Meeting of the Council 12 December 2022.

Response by E-Mail to consultation from Maldon District Council on Planning Application OUT/MAL/21/01330

Response From: Great Totham Parish Council, C R Potter, Clerk to the Council, 19 Mill Road, Great Totham, Maldon, Essex, CM9 8DH.
Telephone: Maldon (01621) 891474 e-mail: greattothamparishcouncil@btinternet.com

Date: 7 February 2022 Our Ref: 21.01330 070222

Application Details: **OUT/MAL/21/01330** Outline planning application for the erection of up to 80 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) with vehicular access point. All matters to be reserved, except for means of access. Land off Maldon Road, Maldon Road

The Council notes this is the third outline application for this site following MAL/14/00936 for up to 115 dwellings (which attracted 190 letters of objection from 378 people) and MAL/15/00688 for up to 96 dwellings. Permission was refused for both and a subsequent appeal for the first dismissed.

The Parish Council strongly objected to the first two applications and strongly objects to this new application. The site is outside of any area intended for development in the current Maldon District Local Development Plan and the draft Great Totham Neighbourhood Plan now at the examination stage. The proposal is contrary to policies within the above mentioned Plans and the guidance and provisions of the National Planning Policy Framework (NPPC) and the adverse impacts would significantly and demonstrably outweigh any benefits. The Parish Councils objections to this application are about the landscape, environmental and sustainability issues and so are not dissimilar to those expressed in response to previous applications.

Although adjoining the edge of existing residential development at Staplers Heath and the Bull Public House on about one quarter of the field boundary, for the most part the boundary the proposal site is against open land or the B1022 road with open farmland beyond. This open aspect is echoed and further reinforced by the Cricket Field opposite presenting a wide open vista before meeting the residential development of Seagers. The proposed development would have an intrusive visual impact upon the area and its surroundings as well as a material detrimental effect on the appearance of the wider countryside which is noted for its landscape value as defined as a Special Landscape Area in the Maldon District Council's saved policies.

The Bull Public House is an historic building and landmark. The Planning Inspectors summary in the appeal decicion mentioned above said: *I therefore conclude that the scale and location of the proposed development, by reason of its impact upon the setting of The Bull public house and adjacent stables, would be harmful to the significance of those listed buildings. Accordingly, the proposed development would be contrary to Policy D3 of the LDP which seeks to ensure that all development*

affecting a heritage asset or its setting should preserve or enhance its special character, setting and townscape/landscape value in a manner appropriate to its significance.

Located within the Blackwater Ridge the site rests on the mid slopes of the ridge about half a mile from the summit of Beacon Hill, the highest point in the Maldon District and third highest in the historic County. The settlement pattern is largely nucleated, with the main north and south areas of Great Totham separated by open countryside and scattered development along the B1022. Two other smaller settlements are Beacon Hill and Broad Street Green with the latter included under the Essex Review Order 1934. (Note: The two main settlements are both, possibly uniquely, named separately as Great Totham by the Ordnance Survey although, following the naming of the electoral registers, they are generally referred to as Great Totham North and South). Extending the south settlement generally northwards towards Great Totham North and Beacon Hill as proposed would significantly erode the nuclear balance and thus the nature of Great Totham's charm and character brought about by its historic development.

To describe the impact of this proposed development no better words can be found than those used by the planning inspector in his report dismissing the MAL/14/00936 appeal mentioned above: *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.* The Parish Council echoes these words in respect of this application.

The Development would not be sustainable. The Great Totham Primary School at capacity and except for a twice a week morning only outpost of a Witham surgery in the next village, the nearest doctors and dentists are at Maldon, Witham and Tiptree, and they are generally oversubscribed. There is a Post Office/general store in the Village which is well used but their range is necessarily limited and most shopping and use of services involves travelling further afield usually by car. The services and shopping aspects of up to 80 extra dwellings will lead to unacceptable increased traffic.

There are limited employment opportunities in the Village. Most people travel outside to their workplace including to Colchester, Chelmsford and London via Witham which would add to already overstretched roads and public transport. There is no bus service to Witham passing by the application site. Home-working can be carried out as demonstrated in response to the Covid pandemic but on the other hand the Government is now urging people to return to their workplaces to avoid town centre economies collapsing.

Access routes to the centre of the Parish are congested at certain days and times and over part of their lengths with parked vehicles reducing sections to a single track including near the junctions. There is increased traffic due to commuting and the B1022 serving as an access route for southbound traffic from the A12 throughout the day and additional traffic can be expected from current large scale developments at

Maldon, Heybridge and southern part of Great Totham along with the proposed relief road.

For the above reasons the Parish Council recommends that the application is refused.

2021/22		REVENUE ESTIMATES	2022/23			2023/24
			Approved	Revised	Actual	Draft
Actual		EXPENDITURE (£)	Estimate	Estimate	To 30 Nov	Estimate
	Ref	**General Administration**				
6,830	10	Clerk's Salary/Allowance	6830	9,830	6,560	9,830
851	11	Insurances	1,400	1,400	0	1,500
0	12	Audit Fee	200	200	0	200
288	13	Hire of Meeting Halls	500	500	0	550
781	14	Website & Broadband	800	800	610	800
31	15	Postage & sundry items	25	25	0	30
0	16	Stationery,paper, inks etc	20	20	100	50
50	17	Remembrance Day Wreath	50	50	50	50
641	18	Essex Association of Local Councils	650	650	643	660
263	19	Subscriptions	250	250	61	250
0	20	Election Costs	0	0	0	500
218	21	Chairman's Allowance	225	225	0	250
22	22	Other General Expenses	0	0	0	0
9,974		**Sub-total**	**10,950**	**13,950**	**8,023**	**14,670**
		Amenities				
3,200	30	Grass Cutting Contract	3,400	3,200	1,600	3,630
314	31	Hedge Cutting Contract	300	314	0	350
300	32	Tree/Hedge planting/maintenance	500	700	115	500
579	34	Playground Inspection/Maintenance	400	1,000	458	1,000
100	35	Public Seats	300	100	0	0
111	36	Bus shelters/Telephone Box	160	160	116	100
0	38	Flower Beds	50	0	0	0
0	39	Litter Control	0	0	0	0
0	40	Flower Festivals	0	0	0	50
279	41	Gen repairs & maintenance	250	500	0	250
4,883		**Sub-total**	**5,360**	**5,974**	**2,289**	**5,880**
		Regulation & Enforcement				
152	57	Speedwatch Scheme	200	200	39	200
2,420	63	Community Protection Team	2,200	2,500	1,078	2,700
2,571		**Sub-total**	**2,400**	**2,700**	**1,117**	**2,900**
		Projects & Other Expenditure				
1,050	50	Neighbourhood Plan (General Fund)	2,400	250	0	0
0	51	Neighbourhood Plan (Grant Fund)	0	0	0	0
0	52	Royal Events/Beacon Lighting Etc	500	757	757	1,000
0	54	Replace Village Signs	2,700	3,960	3,960	0
0	55	Develop Website	0	0	0	0
0	56	Paint telephone kiosk	100	100	0	0
0	58	Speed display equipment	6,000	6,000	0	0
1,372	65	New Notice Board	0	0	0	0
2,422		**Sub-total**	**11,700**	**11,067**	**4,717**	**1,000**
19,850		**TOTAL EXPENDITURE**	**30,410**	**33,691**	**16,147**	**24,450**
		INCOME (£)				
3		Interest - Income Bonds	30	30	7	30
3		Interest - Bank Accounts	40	40	2	20
12		Rents & Wayleaves	12	12	0	0
0		Neighbourhood Plan Grant	0	0	0	0
0		Other/ Village sign Insurance claim	0	1,730	1,730	0
18		**TOTAL INCOME (£)**	**82**	**1,812**	**1,739**	**50**
19,832		**NET EXPENDITURE (£)**	30,328	31,879	14,408	24,400

2021/22		2022/23			2023/24
	COUNCIL TAX PRECEPT SUMMARY	**Approved**	**Revised**	**Actual to**	**Draft**
Actual		**Estimate**	**Estimate**	**30 Sept**	**Estimate**
28,868	Opening Revenue Balance	20,875	26,139	26,139	26,139
17,102	Add PRECEPT	17,054	17,054	17,054	17,243
		0	0		
45,970		37,929	43,193	43,193	43,382
19,832	deduct NET EXP./add NET INCOME	30,328	31,879	14,408	24,400
0	Transfer TO Reserve Fund (1)	0	0		
0	Transfer TO Reserve Fund (2)	0	0		
0	Transfer FROM Reserve Fund	0	0		
26,139	**Closing Revenue Balance (£)**	**7,601**	**11,314**	**28,785**	**18,982**
1280.1	Tax Base for Band D Household	1276.5	1276.5	1276.5	1276.5
£13.36	Band D Household Charge/Precept	£13.36	£13.36	£13.36	£13.36

2021/22			2022/23		
	REVENUE RESERVE	**Approved**	**Revised**	**Estimated**	**Estimated**
Actual		**Estimate**		**Outturn**	**Outturn**
504	Jubilee RG - Changing Hut Insurance	504	504	504	504
32,324	Burial Ground Extension (Note 1 below)	32,324	32,324	32,324	32,324
8,692	General (Note 2 below)	8,692	8,692	8,692	8,692
0	Redeemed Treasury Stock 10 Sept 19	0	0	0	0
41,520	**Total**	**41,520**	**41,520**	**41,520**	**41,520**

Note 1.

This reserve comprises £17,895 from redeemed Treasury Stock plus £2,105 from earlier revenue reserves adjustments and £9,324 from previous general balances. A further £3,000 is transferred from the 2020/21 general balances.

Note 2

The general reserve not earmarked.

	LONG TERM RESERVE & INVESTMENTS			
3,000	Funds from Historic Land Sales	3,000	3,000	3,000	3,000
	Redemption of Treasury Stock*	0			
	Re-valuation Adjustment	0			
3,000	**NET LONG TERM RESERVE FUNDS**	**3,000**	**3,000**	**3,000**	**3,000**
	THE COUNCIL'S INVESTMENTS				
0	Treasury Stock*	0	0	0	0
3,000	Nat Savings Income Bond	3,000	3,000	3,000	3,000
3,000	**Total** (to agree with net funds above)	**3,000**	**3,000**	**3,000**	**3,000**
	* See Assets Register for details				