

MINUTES OF A MEETING OF THE PARISH COUNCIL HELD ON MONDAY 24 NOVEMBER 2014 AT 8.55 PM AT THE VILLAGE HALL

Present: Chairman: Cllr. Mrs C Adams.

Cllrs. C L Atkinson, F A Delderfield, A J Gable, J C Gegan, Mrs A V Heaviside and Mrs E Parsons.

Apologies for absence: Cllrs. R L Bass and J V Keyes.

157.14 DISCLOSURES OF INTERESTS

Cllr F A Delderfield had declared an interest in all planning applications as a member of the Maldon District Council's North-Western Area Planning Committee and would confine his role to advising on factual information where appropriate.

158.14 QUESTIONS FROM THE PUBLIC

Nine members of the public were present including District Councillor David Sismay. A question was asked by a representative of Mr T Gegan to confirm the Council's understanding that a planning application to be discussed later is for a dwelling to "replace" a permission for a dwelling not yet built. There were no other questions.

159.14 MINUTES OF THE PREVIOUS MEETING

The minutes of the Meeting of the Council held on 27 October 2014 were confirmed and signed.

160.14 MATTERS ARISING FROM THE MINUTES

There were no matters arising.

161.14 COMMUNITY POLICING

There were no reports.

162.14 REPORTS OF MEMBERS OF OUTSIDE BODIES AND NEWS FROM OTHER AUTHORITIES

There were no reports.

163.14 AMENITIES

Report of the Chairman of the Amenities Committee: Cllr C L Atkinson has instituted a checklist for the playgrounds and he intends carrying out and recording monthly checks, weekly during school holidays. He will need help during the weekly checks period. He met on site with the Chairman and Clerk on 5 November to discuss the following works:

War Memorial Bus Shelter: The area that has been recently cleared by Mr Clark has several large tree stumps left in and it was agreed to have them removed. It was proposed to cover the surface with a membrane and 20mm stone. The old fence would be removed and replaced with a new close boarded fencing with concrete posts to tidy the area and for safety reasons. The initial estimated cost is just over £1,000.

Jubilee Recreation Ground Maldon Road Access: The unofficial holes in the hedge are to be filled in and one of them formalised with side posts and a new ramp put in at the correct position to accommodate buggies and wheelchairs. The estimated cost is £435.

Jubilee Recreation Ground School Road Access: The present steps are no longer acceptable and are dangerous. It is proposed to create a new replacement access ramp which will accommodate buggies. The work would be carried out by Mr Clark and Cllr Atkinson is currently discussing the project with him.

Jubilee Recreation Ground Playground Area: The Cushionfall wood chip safety surface needs to be to be refilled to the correct depth over the whole area. One of the pylons to the Zip-Wire Glide equipment needs to be repaired by the manufacturers.

Bull Green: The posts along the side of the main road are in a poor condition. It is proposed that they are removed and the surface made good. Four new posts will be purchased and installed, using four of the existing chains, to form square around the village sign.

There is specific budgetary provision for the first three items under the Non-Recurring heading, although individual lines need re-casting. There is scope for the work at Bull Green to be included. Work to the playground area can be financed from the maintenance budget supported by the remaining capacity from the non-recurring lines mentioned above. The Finance working Group will recommend adjustments to the budgets, by which time Cllr Atkinson hopes to have further information.

The report was received and agreed and Cllr J C Atkinson was thanked for his work.

164.14 HIGHWAYS AND TRANSPORTATION

Rangers Scheme: An overhanging hedge was reported in Beckingham Road.

Wickham Bishops Parish Council: The Chairman reported on the liaison meeting with Wickham Bishops Parish Council held on 20 November at which speed limits in Maypole Road were discussed.

Hall Road Parking: Following a request to the Local Highways Panel to take action on "Vehicles parking illegally in Hall Road, Great Totham, close to the junction with Maldon Road causing vehicles leaving Hall Road being placed on the incorrect side of the road when exiting causing conflict with vehicles entering from Maldon Road." The following e-mail message was received and noted:

Essex County Council Local Highways Panel has assessed your request for parking restrictions in the above road and do not consider it meets their criteria. Consequently your request has been forwarded to the South Essex Parking Partnership (SEPP) for further consideration. Once the SEPP technical team has received your request the first stage is pre-feasibility work. The team will know that on receipt of any request from ECC that all aspects of safety and congestion would have been considered by ECC in advance. Once the investigation is complete a report will be submitted to the Lead Councillor and Lead Officer for parking matters for Maldon for a decision on whether to proceed with a scheme design.

I should point out that it is unlikely that this request will meet the SEPP policy criteria and therefore the Parish Council may be requested to fund a scheme.

165.14 PLANNING POLICY AND STRATEGY:

Working group: The working group met on 17 November. Most of the information needed as preparatory work (the Village Assets) for parish planning has been collected and the Clerk will add the latest information to an overall document. It is planned to provide this for the January meeting of the Council and then present it at the Annual Parish Assembly so that a decision can be made about taking it forward and future actions.

166.14 CORRESPONDENCE

Correspondence included a note from Maldon District Council about their new Hate Crime Reporting Centre; notice of a meeting of the Local Community Liaison Council. The Chairman, and Cllrs J C Gregan and Mrs A V Heaviside expressed an interest in a planning course being arranged by Heybridge Parish Council and previously reported.

167.14 PLANNING APPLICATIONS

Appeal Decision: An Appeal Decision was received in respect of OUT/MAL/13/01173, demolition of existing stable block and erection of a two bedroom home. Change of use of land to C3 at Stable Block, Plains Road, Great Totham. The appeal was dismissed.

Appeal Notices: Notices of Appeal were received in respect of COUPA/MAL/14/00595, Prior notification of a proposed change of use from and agricultural barn to dwelling house (Use Class 03 at The Old Rearing Shed, Tiptree Road, Great Braxted and:

FUL/MAL/1 3/00920, the use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility/ dayroom ancillary to that use at Land At Junction of Captains Wood Road And Maypole Road Great Totham.

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 21 November 2014 were considered and the Council's comments were as follows:

OUT/MAL/14/00936 Outline application for the erection of up to 115 dwelling houses with associated infrastructure. Land North East Of The Bull Public House Maldon Road.

The Parish Council strongly objects to this application. The site is outside of any area intended for development in the current Maldon District Replacement Local Plan and pre-empts the determination of the Maldon District Local Development Plan presently lodged with the Secretary of State. The proposal is contrary to policies within the above mentioned Plans and the guidance and provisions of the National Planning Policy Framework (NPPF) and the adverse impacts would significantly and demonstrably outweigh any benefits.

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 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 (SLA).

Located within the Blackwater Ridge SLA 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. Although the application does not recognise Beacon Hill as a natural asset or acknowledge its proximity to the site it does highlight the importance of the Bull Public House, a listed building, as part of the built heritage concluding that *while there would be some minor harm to the wider setting of the building, the proposed development would have a negligible impact on the overall significance of the Bull Public House.*

The Council questions this opinion and argues the importance of protecting and maintaining the present expanse of open countryside between the existing settlement and Beacon Hill and the significance of the Bull Public House, in this context, of providing a reference point and making a strong statement as to where the settlement begins and ends. The proposal would be unacceptable use of the land by introducing unwelcome domestic activity to the site which would have a detrimental impact upon the rural character and appearance of this part of the Parish and destroy the present open aspect.

The Development would not be sustainable. The Great Totham Primary School is full. 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, although the applications says *the Village has a good range of local services*, most shopping involves travelling further afield usually by car. The services and shopping aspects of up to 115 extra dwellings will lead to unacceptable increased traffic.

There are limited employment opportunities in the Village and 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 on the other hand is made difficult by the problems with wired broadband which is frequently very slow and often interrupted, and mobile telephone use where signals are often non-existent.

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. A new access for the proposed development would increase these problems as well. The council notes that a survey of traffic and speeds was carried out but it did not cover all peak

traffic times.

When considering this application Members found some of the information within the application inaccurate or misleading.

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

LDE/MAL/14/01086 Claim for Certificate of Lawfulness: Commenced works for demolition/site clearance. Totham Lodge Residential Home Broad Street Green Road. The Parish Council has no evidence to support or refute this application.

Cllr J C Gegan declared a pecuniary interest in the following application and left the meeting during its discussion.

FUL/MAL/14/00887 Demolition of existing barn and erection of a new single dwelling, including new access onto Plains Road and change of use of land to residential (class C3) (amendment to and repositioning of dwelling approved under reference 13/00072/FUL onto adjacent paddock). Land Between Pennyloaf House And Lawns Farm Plains Road. The Parish Council notes that this is an alternative plan for an application already approved, so does not involve an additional dwelling over and above that already agreed, and the existing barn will still be removed. Given these two points, although outside the nearest settlement development boundary, the Council believes this development, involving infilling by a dwelling of similar character to the surrounding properties, would not have a detrimental effect on the area. The Council therefore recommends approval.

LDE/MAL/14/01113 Claim for Certificate of Lawfulness: Proposed side extension. Domani, 11 Rookery Lane. The Parish Council has no comment to make.

FUL/MAL/14/01142 Proposed single garage. The Cottage, 20 Chapel Road. The Parish Council notes that the proposed garage is in line with that on the neighbouring property and is in keeping with the general street scene. The Council therefore recommends approval.

168.14 CONFIRMATION OF CHEQUES

Cheques were confirmed for:

Amount (£)	Payee	Service
39.00	Silicon alley	Black Printer Cartridge
195.00	Roger Clark	Clearing undergrowth and cutting back vegetation at Bull Green and Jubilee Recreation Ground. Clean-up play area
273.00	C R Potter	Salary/allowance

169.14 ANY OTHER URGENT BUSINESS

There were no matters raised.

The meeting closed at 9.42 pm