

MINUTES

Minutes of Ordinary Meeting of Woodham Walter Parish Council.
Held at 8.00pm in Woodham Walter Women's Club, Top Road, Woodham Walter.

Monday 9th January 2017

Present:

Cllr. Joanna Symons (Chairman)
Cllr. Jenny Hughes
Cllr. James Rushton
Cllr. John Tompkins
Cllr. Peter Warren

Others: Jacky Bannerman (Parish Clerk)

Public: 6

1959. Welcome Cllr. Joanna Symons welcomed those present to the meeting.

1960. Apologies For Absence Received from Cllr. Mark Durham and County Councillor Penny Channer.

1961. Disclosure of Interests/Consideration of Dispensations To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-10 inclusive of the Code of Conduct for Members. (Members are reminded they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

There were no interests declared and the register was duly signed.

1962. Public Forum There were 6 members of the public present.

Christina Page was in attendance to comment on planning application FUL/MAL/16/01373

She and her husband who was also in attendance live on Herbage Park Road and are concerned that what started out as Executive Lodges are now lower quality and obtrusive. White lodges stand out in the environment too much. Concerned about the wooded area alongside Herbage Park Road which shields their property from the site both from view and noise. They are concerned that there are people living in the properties and that they are not just holiday lets. Concerned that more traffic on the road is a problem especially as she rides her horse. The lodges on the ridge will be nearer to them than their actual neighbours in houses which is very disappointing. They object to the application. Rita Jupp was in attendance to comment on planning application FUL/MAL/16/01373. She is a lodge owner and had been told when she purchased her lodge that no more would be built. The scenery is being spoilt and the animals are disappearing. The roads on the site are too narrow to cope with the traffic. Concerned that Health and Safety has not been fully considered especially regarding fire safety. Concerned that trees are being removed from the site. There is a lack of parking and the rubbish bin area cannot cope with the existing properties.

Nick Bullen-Bell was in attendance to comment on the agenda item regarding Parking at Rectory Road. He is very concerned at the proposal and considers it is a residential issue only and there is no need for additional parking. All bar 1 property have drives. He strongly objects. Clerk informed him that the item was to be removed from the agenda as the person who had sent in the proposal had decided to remain anonymous and the Parish Council don't consider anonymous comments.

There were no further comments from members of the public present.

1963. To approve the Minutes of Ordinary Parish Council Meeting held on Monday 12th December 2016.

1964. Matters Arising from Minutes

1964.1 Air Cmdre. Sismore memorial bench on Bell Meadow. No further information.

1964.2 Gate at Bell Meadow – Await information from UK Power Networks.

1964.3 Village Hall Storage – Cllr. Tompkins agreed to investigate this project further. Budget of £1000 included in 2017/18 figures .

1965. Planning – APPLICATIONS

1965.1 FUL/MAL/16/01373 The Warren Lodge Park, Herbage Park Road
28 new holiday lodges with associated infrastructure and access.

The Parish Council had received correspondence from several parishioners which were read out by the clerk at the meeting from Chris Gore, Graham Bannerman, Andrew Vesey and Chris Wheadon. It was also noted that further correspondence was available to read on the MDC website.

Councillors discussed the planning application and made the following points:

- There are a number of anomalies within the application document. For example, in the Planning Support statement reference is made to the proposal for 21 holiday lodges but the application form refers to 28. Also, reference is made to village shops – the only village shop closed in 2013.
- The site already has planning permission for a substantial number of units (74) and we would regard that as being an acceptable maximum without it being potentially overdevelopment and detracting from the local character. At present the units are set into the landscape but the proposal will alter this significantly and point 4.17 refers to a holiday park. This reinforces the fear that the proposal will reflect similar holiday parks that can be seen along the coast.
- The report makes a play as to being sustainable development in accordance with the NPPF. However, the inaccuracies in the report that should be noted are: no shops in Woodham Walter; there is an intermittent bus service with currently one route likely to be withdrawn (Essex County Council Local Bus Network Review November 2016 – Proposal to withdraw Bus 31A which is the only bus that serves Woodham Walter to Chelmsford M-F 0725, and Chelmsford to Woodham Walter M-F 1715); owners of the chalets tend to use the on-site facilities rather than the local village pubs and little or no use is made of the Church.
- The NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres (28). The applicant has not made the case for additional accommodation for local tourism. Sustainable rural tourism goes undefined but is assumed to coincide with the wider aspirations of the NPPF in paragraph 14 that establish the presumption in favour of sustainable development. Essentially development that accords with the development plan (Local Plan etc.) should be approved. This application does not offer a sustainable development.
- Similar play is made of the advantage to the Warren in having the chalets for use by those using the venue for weddings and similar. It has to be said that if a number of these units had not been sold that that facility would already be available. There is no undertaking that these units will not go the same way and we do not believe that this is within the terms of NPPF 28 as they could be, and currently are, satisfied by current arrangements. In any case the chalets would not be available during the shutdown period as per the earlier planning approval. There are currently only 8 properties available to let on the holiday rental market via the Hoseasons website – all the other lodges on site appear to have been sold privately and are therefore not available on the holiday lets market. Indeed the lodges are currently being marketed for sale.
- The submission refers to cabins but they appear in design terms as little more than ‘static’ homes, similar to the vast tranches of caravan parks that are prevalent along the Essex coast. Councillors are concerned that there is a grave danger that this is how the site will eventually turn out.
- Concern must be expressed about the access arrangements with a significant increase in vehicle movements entering and egressing the site. Potentially this could give rise to in excess of 300 vehicle movements per day in addition to those associated with the golf course and wedding venue and have an impact on the Red Gates junction of Herbage Park Road.
- The junction at the A414 where Herbage Park Road meets the strategic Primary route (A414) will also be impacted. This junction is already extremely busy and additional traffic from the Warren Lodge Park will have a further detrimental impact on the road network.
- Looking at the overall site and the size of the units involved it could house up to 400+ people which is substantially greater than the core of the village of Woodham Walter and approaching the total population of the entire parish. There are approx. 103 houses in the village centre against the proposed 102 lodges on the site.
- The overall effect of over 100 lodges at the site will have a detrimental impact on the village of Woodham Walter due to the negative increase in light, noise, people and vehicle movements which will overwhelm our small rural village.
- The road structure within the site is considered to be poor and insufficient to cope with the level of vehicle movements at the site.
- Concern at the loss of trees which Woodham Walter Parish Council understood to be protected by a Tree Preservation Order at the site. The ancient woodland alongside Herbage Park Road should be fully maintained and protected.
- Concern at the effect on wildlife within the site and in the S106 protected area.

- There is an on-going enforcement investigation being carried out at the site by Maldon District Council following concerns raised about Conditions 2/3/4 and 6 on planning approval FUL/MAL/15/00590. Woodham Walter Parish Council is concerned to know how Maldon District Council will ensure that any further approval at this site will adhere to these conditions. Woodham Walter Parish Council remains concerned about the conditions at the site and how they are enforced.

In conclusion, Woodham Walter Parish Council objects this application.

Members of the public then left the meeting room at 8.55pm.

1965.2 FUL/MAL/16/01404 Falconers Lodge Offices, Oak Farm Road
Use of building as a single dwelling house.

- The development should not be permitted because it is thought that the building sits within the site for the Scheduled Ancient Monument (List Entry Number: 1021442).
- Further, it is outside the defined settlement area of the village in an unsustainable location.
- Use of the property is stated as offices and it would therefore take away an existing business use and employment potential from the area.
- Councillors concerned to know why the enforcement notice was not complied with and why despite evidence no further action was taken.
- Councillors are concerned that MDC should not regularise the illegal use of this building.
- There is concern that the defined curtilage of the application would create a much larger residential area which could give rise to future applications for a bigger property.

In conclusion, Woodham Walter Parish Council objects to this application.

1966. Planning – DECISIONS

1966.1 LDP/MAL/16/01165 Barn 1 and Barn 2 Lodge Farm, Old London Road **REFUSE**
Claim for Lawful Development Certificate for proposed development. Change of use of two agricultural buildings to residential.

1967. Other Planning Matters

1967.1 Woodham Walter Conservation Area Consultation. No information to report.

1967.2 Woodham Walter Village Design Statement. Await Conservation Area information.

1967.3 Enforcement update. Clerk has requested updates about existing cases – Warren Lodges and Meadows Barn. Clerk has made enquiries about an historic case for Lodge Farm to check on the outcome and ensure the current use for the offices is within planning permission. Clerk has also enquired about works taking place at Greenlanes, Spring Elms Lane.

1967.4 LDP – Examination in Public starts Tuesday 10th January 2017.

1968. Payments The following payments were authorised and cheques duly signed.

1968.1 E-on –Monthly DD – £20.67 (inc. 0.98 VAT)

1968.2 A&J Lighting Solutions – Monthly DD £23.94 (inc. £3.99 VAT)

1968.3 Mrs J Bannerman - Clerks Salary 28 hours & Allowance + holiday pay £444.32

1968.4 Maldon District Council – Grass Cutting Bell Meadow £292.68 (inc. £48.78 VAT)

1968.5 National Society of Allotment and Leisure Gardeners Ltd £66.00 (inc. £11.00 VAT) NB: This is on behalf of the Allotment Association who will reimburse the Parish Council

1969. Other Financial Matters

1969.1 Summary of Accounts to date.

DATE	ACCOUNT / TRANSACTION DETAIL	AMOUNT IN	AMOUNT OUT	BALANCE
Business Reserve A/C				
12-Dec-16	Balance			9777.71
09-Jan-17	Transferred to Community A/C 60978876		1000.00	8777.71
Community Account				
12-Dec-16	December Debits		645.07	541.62
09-Jan-17	Transferred from Business Reserve A/C 40622818	1000.00		1541.62
09-Jan-17	January Debits		847.61	694.01

1969.2 Budget 2017/18. The budget includes costs for village hall storage, broadband working party and the possible speed indicator device along with other general increases it was agreed that the increase to the precept would be 15% (up £1850). This amounts to a precept request of £14183.00

which is an annual cost of £52.22 per Band D house, an increase of £6.56 over the year. Cllr. John Tompkins proposed and Cllr. Peter Warren seconded that the Budget and Precept for the year 2017/18 be approved, all councillors in agreement. Clerk to send precept request to Maldon District Council.

1970. Reports Of The District Councillor It was noted that our District Councillors were in attendance at a Maldon District Council meeting so were not present. Essex County Cllr. Penny Channer had sent her report which was forwarded to all councillors and contains information on: **26,000 new school places to be provided by 2025; Broomfield Hospital Shuttle Bus** Park and Ride buses to Broomfield Hospital are set to become more frequent as part of a new agreement. The new service runs every 23 minutes and is operated by Essex County Council's own in-house minibus fleet "Community Link". **Extra £250k for gully cleansing this winter; 23,000 volunteering hours and counting!** Essex County Council's Duke of Edinburgh participants awarded for dedication; **Google Digital Garage course**- free supported learning at your own pace. Small business owners or employees seeking to improve their impact in the marketplace may be interested in Essex Libraries free digital training courses; **Galaxy Hot Chocolate Fund** until 26th February 2017 the fund aims to support small local projects and groups with five £300 awards per week; **Greggs Foundation - Environment Grants** aims to improve people's lives by improving the environment; **£27.7 million Independent Living programme** ECC's innovative approach to housing and care for older people - was welcomed in Parliament as an example for other local authorities to follow and is proving a hit with Essex residents too. **Switch and save** Registration for Essex Energy Switch open until 14th February. The scheme uses people power to drive down energy price by bringing residents together to collectively negotiate for the best price; **Free online support service for young people experiencing worry, anxiety or stress** Big White Wall provides free, anonymous online support for young people living in Essex. Available to all 16-18 year olds, as well as young people with special educational needs (SEN) who are aged 16-25, Big White Wall is a safe online community; **Essex is trailblazing homelessness prevention** Essex is one of 28 local authorities nationwide chosen to become one of the Government's network of homeless prevention 'trailblazers', following an announcement of £50m funding for new homelessness prevention schemes nationwide. **Nominate your unsung hero** Nominations are now open for the prestigious Who Will Care? Awards. Seven award categories celebrate the unsung heroes volunteering across Essex and bring together communities and individuals who are working to make Essex an even greater place to live, work and visit; **Dry January** is a national scheme which promotes the health benefits of giving up the drink for 31 days. ECC has designed an online tool which can tell you if your drinking is risky. DBIU is an innovative alcohol screening, advice, intervention and referral website, leading the field of online alcohol interventions in the UK. Visit <https://dontbottleitup.org.uk/> for information and to take the alcohol test. **Public Consultation on Replacement Waste Local Plan** A six week public consultation on the proposed changes to Essex's Replacement Waste Local Plan has begun. The consultation is open until Thursday 16 February 2017 and will give residents the opportunity to feedback on key aspects of the plan; **A120 consultation** A consultation on options for a new stretch of the A120 between Braintree and the A12 is expected to launch on Tuesday, 17 January 2017. **Exciting new Essex career factsheets available for school students** The Essex Employment and Skills Board (ESB) has created the booklet to give year nine pupils in all schools in Essex. The factsheets provide localised career information for each of the ESB's priority sectors; advanced manufacturing and engineering, care, construction, health, finance and insurance, IT, digital and creative and logistics. This booklet is part of the ESB's response to ensuring that key sectors across Greater Essex have the future workforce they need and that young people aspire to amazing, well-paid career opportunities that are available locally. **Primary school performance tables cap a great year for education in Essex** Essex schools rounded off a fantastic year for education in the county after statistics confirmed the percentage of Key Stage 2 pupils achieving the Government's new expected standard was above the national average; **Easier journeys for drivers in Maldon** Drivers are able to enjoy easier journeys across Maldon as works to improve the A414 at Spital Road and Limebrook Way were finished before Christmas. Work to build a new dedicated left-hand slip road on the A414 Spital Road roundabout leading to A414 Maldon Bypass towards Heybridge and two dedicated left hand slips on the Limebrook Way roundabout began last summer.

1971. Other Council Matters

1971.1 Woodham Walter Common – There is no information to report.

1971.2 Bell Meadow Village Association – There is no information to report.

1971.3 Allotments Association – There is no information to report.

1971.4 Annual Parish Meeting – Clerk to arrange the date.

1972. Consultations/Questionnaires

1972.1 Essex Replacement Waste Local Plan – Public Consultation open until 16th February. Clerk to forward details to councillors.

1972. Highways

1972.1 There are a number of on-going highways issues which clerk is pursuing.

1972.2 Noted works to Memorial Garden opposite Fort Cottage/The Bell. It is understood that the works which took place were to address drainage issues – further work is expected 9-13 January.

1972.3 Annual Inspection – clerk to try and arrange a meeting with Highways inspectors, failing this Cllr. Tompkins, Cllr. Symons and Clerk will complete.

1972.4 Gateway Signage – clerk has reported dirty signs at village gateways.

1973. Local Issues

1973.1 Bell Meadow/Playground.

1973.2 Footpaths Report. Cllr Warren reported that FP12 between Pumping station and Warren has been partially cleared by running event organisers – still awaiting proper clearance by The Warren; For information Royal Oak Quarry Footpath 5 in Woodham Mortimer – Temporary Diversion Order application

1973.3 School Report. No information to report.

1973.4 Crime/Police Report. No information to report.

1973.5 Litter –Village Litter Pick – Saturday 25th February. (Reserve date: 4th March) Clerk liaising with Colin Warner. Meet at 10am outside the school.

1973.6 Broadband. Working Party met on 13th December and agreed to send out information leaflet with details of what we know so far and links to register interest. As there has been some action by BT with cables both at Little Baddow Road and Cut-a-Thwart Lane it was decided that until the boxes are upgraded it is impossible to know who will benefit from the current Superfast roll-out. Once this is established (hopefully by the Summer) a questionnaire may be sent to properties to investigate if there is any further requirements.

1973.7 Vehicle Activated Sign – Cllr. Durham is investigating.

1973.8 Street Light – Top Road & o/s Village Hall – clerk reported that the street lights are not working properly.

1974. Matters Raised by Local Residents

1974.1 Parking at Rectory Road - Email received from resident regarding parking difficulties at Rectory Road with request that the grassed area be set aside for parking. It was agreed that this agenda item be withdrawn as the original proposer had decided they wanted to remain anonymous and the Parish Council in line with Maldon District Council Planning Department do not accept anonymous comments.

1974.2 Telephone Box - Clerk and councillors informed that several residents had been in touch to note that the telephone box is an important piece of street furniture and that they would support the proposal to adopt it for community use.

1974.3 Defibrillator – Cllr. Symons reported that a resident had been in touch to offer help with fund-raising for this project. It is understood the project for a defibrillator is being undertaken by the Church.

1975. Correspondence

1976. Points of Information

1976.1 Cllr. Symons raised her dislike of the new Maldon Town Signs – specifically the one which has been placed on Old London Road at the junction with Curling Tye Lane. The sign is considered too large and an eye sore in the rural location. Councillors present all agreed.

1977. Date of Next Parish Council Meetings:

Date of next Ordinary Parish Council Meeting Monday 13th February 2017 at 8pm in Women's Club.

Signed

Meeting ended at 10.15pm

Dated