

MINUTES

Minutes of Meeting of Woodham Walter Parish Council
Held in Women's Club Room, Top Road, Woodham Walter.
Monday 14th September 2009

Present:

Colin Warner (Chairman)
Mark Durham (Vice Chairman)
Angus Neale
David Potter
Peter Warren

Others: Jacky Bannerman (Clerk)

Public: 1

93. Welcome Cllr Warner welcomed those present to the meeting.

94. Apologies For Absence Apologies had been received and were accepted from Cllr. James Bunn, Cllr. Claire Robinson and District Councillor Sheila Young.

95. Register of Declared Interests There were no interests declared, the book was duly signed

96. Public Forum There was 1 member of the public present.

Sean Cottey from The Bell Public House raised concerns that a proposed new play area would adversely affect his business and he is not in favour of the Parish Council accepting funding for this at Bell Meadow.

97. Minutes Of The Parish Council Meeting Held On 10th August 2009. The minutes were approved as a true record of the meeting and duly signed.

98. Matters Arising

98.1 Party Tents (29.3) A suitable company has been sourced who can make storage bags for the tents. A quote had been received. Councillor Durham proposed accepting the quote from H.C. Lazell (Lashings) Ltd. £318 + VAT for 4 bags 2400x400x400 and 2 Bags 900x600x600 PVC Material and making the order, this was seconded by Cllr. Neale. All councillors in agreement. Clerk to arrange.

99. Planning – APPLICATIONS

99.1 LBC/MAL/09/00647 Wingtons, The Street

Removal of internal partitions, new internal stud partitions and screens, replacement rear window, new window at existing door opening, roof light to rear elevation and exterior redecoration.

Cllr. Warner carried out neighbour consultations and there were no objections to the plans. Councillors had no objections, clerk to write accordingly.

100. Planning - DECISIONS

100.1 FUL/MAL/09/0366 Lodge Farm, Old London Road **REFUSE (Delegated)**

Conversion of brick storage area to dwelling for use by farm workers as accommodation.

“The site lies within an area where rural planning policies of restraint apply, as set out in Policy S2 of the Local Plan. This overarching strategic policy seeks to provide strict control over development in rural areas beyond defined settlements. There is not sufficient justification for allowing the erection of a second dwelling on this agricultural holding, and in addition no information has been submitted in order for the agricultural works dwelling to meet the requirements of the financial and functional tests within PPS7. The conversion of this rural building to residential use in this isolated location is remote from community services and essential support facilities, and would give rise to the need for car ownership representing an unsustainable form of development. Furthermore, granting of permission for the dwelling unit would set a precedent for allowing new housing in the rural countryside”.

Councillors interested to note the wording in the refusal includes the phrase ‘set a precedent’ which we have previously been informed is not a planning reason as each case must be viewed on its merits.

100.2 10, Church Corner, Herbage Park Road **APPROVE (Delegated)**

Two storey rear extension and porch.

101. Other Planning Matters

101.1 Falconers Lodge. Clerk read letter received from Gordon Nisbett, at MDC.

A recent land registry search has shown the property is still legally owned by Shane Murphy despite Barclays (Woolwich) having issued a re-possession notice on him.

I can assure you that the council wish this matter to be resolved as soon as possible and in this respect will monitor ownership of the property and discuss future action with the Council's solicitor. The Council is fully aware of the financial implications of taking direct action.

The matter of potential for contaminated land was taken up at the time this case came to the attention of the council with the Environment Agency. I will contact them again to establish the current position.

Councillors ask clerk to write letter of thanks to Mr Nisbett for his continued action and the concerned attention to the matter by MDC. Councillors will be interested to hear the response received from the Environment Agency.

101.2 Woodham Walter Hall Ruins. (Nothing Further)

101.3 Report received from concerned residents regarding building work taking place at Wood Hall. Councillors thought this was probably as a result of recent planning permission for an extension. Clerk to inform building control officer.

102. To Authorise Any Payments Due The following payments were approved and cheques duly signed.

102.1 e-on – Monthly DD	102.2 A&J Lighting Solutions – Monthly DD
102.3 Clerks Salary + allowance	102.4 Blackwater Landscapes
102.5 H.C. Lazell (Lashings Ltd)	102.6 CPRE Membership Renewal £29.00

103. Other Financial Matters

103.1 Completion of the Annual Audit – Notice and right to inspect annual return for year ended 31 March 09.

104. Report Of The District Councillor

Cllr Young had reported to the clerk her continued efforts with Planning Officers and Solicitor regarding enforcement action at Falconers Lodge. It is a question of waiting to see how the case progresses.

105. Highways

105.1 (194.1) Parking outside of The Bell Public House. Clerk has received information re: Licence to Plant and will investigate further.

105.2 (194.16) New road enforcement signage outside School on The Street. Nothing further to report.

105.3 **Village Gateways.** Various comments received and a generally positive reaction with a few exceptions. Clerk to query road markings which had been expected. Also to query if the Rectory Road signs are too far back from the road. Councillors are concerned Herbage Park Road gates are hidden in hedge. Clerk has spoken with Highways and this should be cut back very soon. It was felt that there had been an improvement in traffic speeds through the village. The signs will need cleaning occasionally, councillors to monitor. Clerk to enquire with Highways re: Woodham Walter sign which had been expected at the Tom Tit Lane parish boundary.

106. Local Issues

106.1 **Playground/Bell Meadow Rota.** The book was duly signed. No reported incidents. Councillors grateful that new catch on gate opposite church has been made by Dave Weedon and should be installed soon.

106.2 **Footpath Officer Report** Cllr Warren reported that ECC contractors have been busy in WW this month. The old concrete fingerposts for FP19 in Rectory Rd, FP22 in Blue Mill Lane and BR2 at Ravens Farm have been replaced with new wooden ones. The old stile in Rectory Rd for FP19 has been replaced with a self-closing gate. Also the path from the Church FP14 has finally been cut. Further down FP14 in The Wilderness a silver birch was brought down in the high winds and laying across the path. This has kindly been moved out of the way by some strong parishioners.

106.3 **PCSO Crime Report for Woodham Walter** None received. Letter from Chris Walker, Essex Watch Administrator, Maldon Police Station regarding installation of Neighbourhood Watch Signs. Councillors support the Neighbourhood Watch Scheme but are concerned that there are too many signs already in the village. Clerk to request some window stickers for interested parishioners.

106.4 **Neighbourhood Action Panel** Date of next meeting: Thurs 10th September, Woodham Mortimer VH

106.5 **School Report** None received

106.6 **Allotments Report** Cllr. Neale thanked Cllr. Warren for arranging the new gate at the field entrance so that allotment holders can now access the field with wheelbarrows. He also reported that the Allotment Association had held a very successful first annual BBQ with Mr & Mrs Maynard.

106.7 **Community Speed Watch** Councillors concerned that if more volunteers don't come forward we may lose the equipment. Councillors grateful to the small group of dedicated volunteers who currently carry out speed monitoring, but again request more help.

106.8 **Litter** It was noted that the litter between Runsell Green towards the Warren is again very noticeable as the verges have been cut. Clerk to write again to CBC Street Cleaning Team and also Danbury Parish Council.

106.9 **Playground Grant** Clerk informs councillors of Maldon District Council's Community Services Committee offer that Woodham Walter are 'next on the list' to receive £50,000 funding for a playground aimed at 8-13 year olds which would have to be located on Parish Council land i.e. at Bell Meadow. If Woodham Walter Parish Council are in agreement MDC will consult, design and build the playground. WWPC will then be responsible for future maintenance, insurance etc. The capital is coming from the Play Builder project. This is an umbrella funding stream through Essex County Council and the Department for Children and Families. Woodham Walter has been identified as priority through the Maldon District Children's Play Strategy. This was agreed through the Community Services Committee a couple of years ago. The previous projects were Southminster, Brickhouse Farm, Burnham (Springfield Drive) and Maylandsea.

Councillors surprised that the first we heard of this funding was from a newspaper reporter. Councillors conclude for many reasons, that they do not accept the funding for a playground at Bell Meadow. They do not feel that this is a good way of spending public money. Bell Meadow was purchased as an open space. Concerns regarding supervision as there is no view across Bell Meadow from outside. Noise pollution. Litter. Councillors felt there are not enough children in the village to warrant spending the money on another playground. The facilities at the community playground within the school are good. There is not sufficient car parking available at Bell Meadow. The village does not currently experience problems with youths and it was felt that by installing equipment this may give rise to problems. Concerns regarding dangerous road between the school and Bell Meadow if children travelled between the two sites. Councillors unanimously against the installation of play equipment at Bell Meadow. Clerk to enquire if any funding could be used add to the play facilities at the community playground within the school grounds.

107. Correspondence

107.1 Silver Threads – thanks for grant which will be used for members Christmas lunch and Viking bus.

107.2 St Michael's church – thanks for grant which will help creating dry areas around the perimeter of the church walls in an endeavour to address the interior damp problem.

108. Points Of Information

108.1 Cllr. Warner offered his apologies for the November meeting which he will be unable to attend.

108.2 It was noted that the recent Bell Meadow Day had once again been a very successful event for the village and the huge amount of hard work put in by the Bell Meadow Village Association is appreciated by the Parish Council.

109. Date of Next Parish Council Meeting: Monday 12th October 2009

Signed

Dated

Meeting ended at 9.55pm