

MINUTES

Minutes of Meeting of Woodham Walter Parish Council
Held in Women's Club Room, Top Road, Woodham Walter.
Monday 8th June 2009

Present:

Mark Durham (Vice Chairman)
James Bunn
Angus Neale
David Potter
Peter Warren

Others: Jacky Bannerman (Clerk)

Public: 1

42. Welcome Cllr Durham welcomed those present to the meeting. Cllr. Angus Neale nominated Cllr. Durham to Chair the meeting, this was seconded by Cllr. Peter Warren, all in agreement.

43. Apologies For Absence Apologies were received and accepted from Cllr. Colin Warner, Cllr. Claire Robinson and District Councillor Sheila Young.

44. Register of Declared Interests There were no interests declared.

45. Public Forum there was 1 member of the public present.

Mrs Lawton commented on the situation with parking outside the Bell Public House. She is concerned that the new bollard has not done anything to dissuade people from parking on the grass. No measures have been taken to stop drivers gaining access to the grass via the drive of Brooklands. She is concerned that the grass will become rutted and untidy if parking continues, especially during wet weather. Mrs Lawton suggests a run of bollards from the path to the stile. She also notified councillors of a piece of metal sticking out of the ground near to the stile which could be dangerous. (Cllr. Durham to investigate.) Mrs Lawton is also concerned with parking on the Memorial Garden opposite the church which seems to have increased.

Mrs Lawton also commented on Maldon District Councils apparent inconsistency with planning approvals in that Parkside was refused permission to raise its roof on the grounds of it been too obtrusive and yet a short distance away Albany Orchards has gained permission for a property which in her opinion appears to be obtrusive.

Cllr. Durham thanked Mrs Lawton for her comments. Councillors generally agreed with her that the positioning of the bollard did not seem ideal and that it had not achieved the desired effect. The situation with the parking will be discussed later in the meeting as it is on the agenda. Mrs Lawton left the meeting.

46. Minutes Of The Parish Council Meeting Held On 11th May 2009. The minutes were approved as a true record of the meeting and duly signed.

47. Matters Arising

47.1 Declarations of Acceptance of Office: Cllr Neale duly signed the form. Clerk countersigned and filed.

47.2 Register of Members Interests: Councillor's Durham, Bunn and Neale submitted and signed the forms. Clerk countersigned and filed.

47.3 Street Lighting (196.7/204.2) Clerk reported that A&J Lighting have ordered the replacement lamps and will install them in the next couple of weeks. Clerk will arrange funding in due course.

47.4 Clerk has reported the ivy growing up pole/wires/lamp on The Street to EDF energy. They will make a site visit to access.

47.5 Clerk has reported litter between Runsell Green & Warren entrance. Noted grass verge has now been cut making litter more visible.

47.6 Maldon District Local Strategic Partnership consultation Event. Attended by Cllr. Potter who reported that he felt the meeting had not been very productive. He had expected it to be more of a consultation exercise but had not found this to be the case. He considers it is not necessary for a formal response to the document. Cllr. Durham thanked him for attending the meeting and reporting back.

47.7 Party Tents. Cllr Robinson/Cllr Durham re: storage boxes/bags. To be carried over to next month.

48. Planning – APPLICATIONS

48.1 FUL/MAL/09/00366 Lodge Farm, Old London Road

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

Councillors raised the following concerns: The development is outside of the village envelope; The location is at the far end of the farm yard amongst several other farm buildings. There was concern raised for the future of the yard; if one building becomes residential this will alter the yard and could signal more applications for changes of use in the future; The building is currently down a farm track and no consideration to access has been included in the plans; A question was raised regarding the suitability of the proposed change of use, to accommodation for an agricultural worker, as the building appears to have been designed specifically for a disabled person. Councillors noted that there was no narrative submitted with the plans which would have been helpful.

Clerk to write with concerns.

48.2 FUL/MAL/09/00392 Albany Orchards, Old London Road.

Erection of garden wall and entrance gates.

There were no objections. Clerk to write accordingly.

48.3 FUL/MAL/09/00331 Waggors, Hop Garden Lane

Erection of shed to be used as grooming room to extend current facilities.

Written submission received from applicant, Mrs Jennifer Warner was read explaining the reason for the retrospective application. Councillor Potter had carried out the neighbour consultation and found that Mr & Mrs Manning had some concerns with the positioning of the shed, it would have been preferable if it had been located behind their shed. They had been contacted by the applicant, but only on the day the shed was being erected. Councillors conclude that they do not object to the erecting of a shed but if the application had not been retrospective, the consultation process would have highlighted the positioning of the shed and the Parish Council would have suggested it was sited slightly to the west in order that it be more hidden from the neighbours garden.

49. Planning - DECISIONS

49.1 FUL/MAL/08/01333 High Oaks, Manor Road

APPROVE (Delegated)

Conversion of double garage to habitable dwelling.

Cond. 2 The development hereby permitted shall be occupied only as an annexe for purposes ancillary and incidental to and in conjunction with the use of the existing property as a single dwelling house and not as a separate or independent unit of residential accommodation.

49.2 FUL/MAL/09/00209 Parkside, Herbage Park Road

APPROVED (Delegated)

Extension and roof conversion (Amendments to FUL/MAL/07/00325)

49.3 FUL/MAL/09/00163 Meadows Barn, Bassetts Lane

REFUSED (Delegated)

Convert Barn into six holiday lets with associated external alterations.

Reason: The proposed conversion of this modern barn would result in a scale of development which would be inappropriate in this rural location having regard to the number of units involved, the level of activity and extent of vehicle movements likely to be generated along narrow country lanes. The application fails to provide any justification for the extent and location of the holiday units within an isolated rural location. Furthermore, no consideration has been given for the servicing of the units having regard to the absence of any related residential accommodation in the vicinity of the site. As such, it is considered that the development will fail to comply with the requirements of policy CC19 of the adopted Maldon District Replacement Local Plan.

Councillors were surprised that this decision had been made under delegated powers. It was thought that the criteria for a committee decision was if significant comment was received from the parish council and/or parishioners. In this case it is known that there were many letters of objection from neighbours as well as the Parish Council. Whilst councillors are pleased with the decision and support the refusal of permission, they feel that if a full committee had refused the application this would have carried more weight. Therefore councillors ask the clerk to query the reason for the delegated decision.

49.4 FUL/MAL/09/00177 Ashmans Farmhouse, Curling Tye Lane

APPROVED (Delegated)

New doors and windows, removal and replacement of existing weatherboarding, new door opening into bar area, new cladding into gymnasium from lobby and reinstatement of cartlodge rails and cladding.

49.5 FUL/MAL/09/00289 Greenlanes, Spring Elms Lane

APPROVED (Delegated)

Extension to existing utility area.

50. Other Planning Matters

50.1 Falconers Lodge. Update received from Gordon Nisbet, Senior Planning Enforcement Officer at MDC.

This email is to advise you of the current position with the ongoing enforcement case at the above property. You will be aware that the Council served a planning enforcement notice in respect of the raising of ground levels contrary to the planning conditions. This enforcement notice was never complied with nor appealed and the Council had no contact with the owner. The Council then commenced legal proceedings in respect of the non-compliance with the notice. The owner was summoned to appear at Chelmsford Magistrates Court on 18 May 2009. He failed to appear. However, upon his return to the office, the Council's solicitor received a fax, thought to be from the owner advising the Council that he has been served with a Possession Order in Chelmsford County Court which took effect on 25 May 2009. This means that the mortgagee, Barclays Bank, trading as Woolwich are now the legal owners of the property. The Council have now written to Barclays seeking their response to the above. The legal proceedings against the former owner have been suspended. If you or your members have any queries, please contact me.

Councillors were concerned to receive this information which raised a number of questions/comments.

It is unclear whose liability the enforcement action now is, any new owner should be held to account and inherit the enforcement by default. Should Barclays as the current owners now be served with the enforcement?

Concern that any future planning approval should keep the ground level reduction/reinstatement as a specific condition. Clarification is needed, what happens next? How do MDC plan to have the land restored? Is the current owner obligated to comply with the enforcement? Does the enforcement have to be re-submitted again with the new owners? Should MDC carry out the work and pass on the costs on to the new owner? Clerk to write for more information.

50.2 Woodham Walter Hall Ruins. Nothing further so far. Clerk to chase.

50.3 Orchard Bungalow (33.4) As requested Clerk had found paperwork dating back to Planning Approval in 2005 - FUL/MAL/05/00470 Alteration to roof to form bedroom accommodation and replace existing conservatory. No drawings were filed with paperwork. It was noted on the Planning Web site a letter from MDC dated January 2009 regarding minor changes which are within the tolerance of the planning permission.

51. To Authorise Any Payments Due The following payments were authorised and cheques duly signed.

51.1 e-on – Monthly DD

51.2 A&J Lighting Solutions – Monthly DD

51.3 Clerks Salary + allowance

51.4 Blackwater Landscapes

51.5 EALC £52.50 (Charles Arnold Baker 8th Edition) Clerk requests updated book on Local Council Administration, current book is edition 5 (1997) and there have been a number of updates. Approved.

52. Other Financial Matters

52.1 2008/09 Accounts have been received back from Derek Turner, Internal Auditor and all in order. Councillors therefore approve the 2008/09 accounts. The annual governance statement was read and approved by all councillors. Clerk and Cllr Durham sign paperwork accordingly. Clerk informs that official notice has been placed on notice board and will remain in place for scheduled period of time; the accounts are available for viewing by appointment by any parishioner. Clerk will then post to External Auditor.

52.2 Receipt of deposit cheque for tent hire 15 August.

53. Report Of The District Councillor No report.

54. Highways

54.1 (194.1) Parking outside of The Bell Public House. Noted the bollard on the grass verge opposite The Bell PH has now been installed to deter parking on this area of grass. However, the solution does not seem to have worked as parking on the grass behind the bollard continues. This may be because the placement of the bollard does not appear ideal as drivers can still gain access to the grass via the dropped kerb, possibly because it cannot be positioned closer to the highway. Solutions discussed included requesting the bollard be moved. Requesting the curb be raised. Installing more bollards. Planting more trees/plants. Make the area specifically more suitable for parking (this solution dismissed). No parking On the Grass signage.

Councillors decided that it would be a good idea to go back to Highways and ask them to come back with proposals. Clerk to write accordingly.

With regard to Mrs Lawton's earlier comments on increased parking on the section of the memorial garden opposite the church, Councillors conclude that the occurrence of parking for big events at the church is only occasional and whilst perhaps it is not ideal (especially during inclement weather) it is also not considered a real problem. Visitors to the village (and indeed many villagers) do not even realise that the area is a Memorial Garden. Councillors do not support the installation of more bollards/obstructions down this section of road.

54.2 (194.16) New road enforcement signage outside School on The Street. Nothing further to report.

54.3 Village Gateways. Response from Jackie Roerig. *Our Designer has control of this scheme at the moment however he has advised me that the work is to be ordered today (19/05/09). The Contractor will need at least 4 weeks to order the materials and plan the works so I would think that the work can be expected by the end of June.*

Councillors pleased that finally this project looks as if it will go ahead soon. Noted new gating in Sandon.

55. Local Issues

55.1 **Playground/Bell Meadow Rota.** The book was duly signed. Noted that the new hedging whips do not appear to have survived. Maldon District Community Safety Partnership request information on any alcoholic bottles etc found in open spaces (brands/location/hearsay info) in order to help with Alcoholwatch Scheme which is targeting supply of alcohol to underage people. Councillors had no reports of specific problems in the village.

55.2 **Footpath Officer Report** No report.

55.3 **PCSO Crime Report for Woodham Walter**

12/05/09 – Tree Down – The road was blocked for 20mins and cleared by fire service.

55.4 **Neighbourhood Action Panel** Next meeting: Tuesday 7th July, 7-9pm Woodham Walter Village Hall.

55.5 **School Report** The school are very proud of the recent very positive Ofsted report which recognised the many outstanding aspects of the school. Clerk to circulate report.

55.6 **Allotments Report** Cllr. Neale has confirmed that the water supply is now connected.

55.7 **Community Speed Watch** 1 session completed in May.

55.8 **Litter** – the adopt-a-road scheme was advertised in the June edition of parish magazine. Cllr Warner has so far had three offers of help. Valerie Loveland, London Road from Albany Orchards to Warren. Bridget Shrimpton, Bassetts Lane from Meadows to Spring Elms Lane. Chris Wheadon Little Baddow Road from Bassetts Lane junction to Stivvy's Road, along Stivvy's Road/West Bowers Road to Orchard Bungalow.

55.9 **MALBUS4** Good news the bus is safe. The contract has been awarded to Heddinghams so therefore there will be no changes. The timetable will operate as it does now.

56. Correspondence

56.1 Mobile Library Service – New timetable. No changes. Clerk to put on noticeboard & parish magazine.

56.2 MDC – Armed Forces Day. Invite for representative to attend Raising The Flag Ceremony at MDC Offices, Princes Road on Monday 22nd June at 10am. Cllr. Warner to attend.

56.3 Essex Biodiversity Project Celebration Meeting. Invite to attend on Friday 3rd July at Essex Record Office

56.4 EALC, ½ Yearly Meeting of the Parish and Town Councils in the Maldon District. 10th June 2009, 7.30pm

57. Points Of Information

57.1 Cllr Potter commented on the current trend for Affordable Housing schemes. He is concerned that pressure (both local and national directives) is being put upon villages to accept such schemes. Councillors feel strongly that this should be resisted in Woodham Walter.

58. Date of Next Parish Council Meeting : Monday 13th July 2009

Signed

Dated

Meeting ended at 9.45pm