

## 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 11<sup>th</sup> March 2013**

### **Present:**

Cllr. Peter Warren  
Cllr. Mark Durham  
Cllr. Andrew Newland  
Cllr. David Potter  
Cllr. Joanna Symons

Others: Jacky Bannerman (Parish Clerk)  
PC Lea Keene (in attendance until 8.10pm)

Public: 4

- 881. Welcome** Cllr. Peter Warren took the chair and welcomed those present to the meeting.
- 882. Apologies For Absence** Apologies were received and accepted from Cllr. Gill Orford, Cllr. James Bunn and County Councillor Penny Channer.
- 883. Reviews & Adoptions** Reviews and adoptions continue to be addressed.
- 884. 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).  
Cllr. Mark Durham declared non-pecuniary interests anywhere Maldon District Council should be mentioned as he is a Member of Maldon District Council and agenda item 9.4 the planning application at Whitegates as he knows the applicant and the property is on land adjacent to his employment.  
Cllr. David Potter declared a non-pecuniary interest in agenda item 9.3 the planning application at Land adjacent to 7 Church Corner as he knows the applicant and had spoken to him prior to the application being submitted. There were no other interests and the book was duly signed.
- 885. Public Forum** To receive the views of members of the public on items of business on the agenda or other village matters to be considered by the council.  
PC Lea Keene reported on two thefts from motor vehicles in the village during February. She also updated on the Community Speed Watch initiative and is now able to offer a training session for new volunteers.  
Cllr's thanked PC Keene for her report and she then left the meeting room at 8.05pm.  
Paul Clark was in attendance to ask if the Parish Council would consider doing an impact survey following the closure of the post office and shop to ascertain the impact particularly on vulnerable persons in the village, although it was accepted that the closure was an inconvenience to all in the village. Mr Clark also requested that any survey looks into other services such as access to Doctors etc.  
Cllr's thanked Mr Clark for his comments and he then left the meeting room at 8.10pm  
Mr David Norris was in attendance as the applicant of the planning application FUL/MAL/13/00083 Whitegates. He was joined by Mr Andrew Pipe and Mr Simon Shelter. Mr Norris explained the history of the house and the fact that since it was converted from 2 dwellings to one, the lay out doesn't really work. Extensions have been investigated but are not the ideal solution. He hopes to build a landmark property with an environmentally efficient spec, the design and building materials will be of a high quality.
- 886. To approve the Minutes Of Parish Council Meeting Held On 11<sup>th</sup> February 2013** The minutes were approved as a true record of the meeting and duly signed.
- 887. Matters Arising from Minutes of 11<sup>th</sup> February 2013**
- 888. Community Led Plans** Clerk has arranged a meeting on Monday 25<sup>th</sup> March at 8pm in Women's Club. Cllr. Newland will produce a short report. Cllr. Newland and Cllr. Bunn will attend the meeting.
- 889. Planning – APPLICATIONS**
- 889.1 HOUSE/MAL/13/00015 Somerset, West Bowers Road**  
Single Storey extension to outbuilding.  
Councillors have no objections to the proposed single storey extension to the outbuilding so long as its purpose is incidental to the dwelling house and for use with tennis/leisure facilities. However it was noted that local concerns have been raised that the outbuilding is being used as living accommodation and this concern should be investigated by the enforcement team at Maldon District Council before any permissions are given. Clerk to write separately to the enforcement team in order to raise these concerns.
- 889.2 LDP/MAL/13/00016 Somerset, West Bowers Road**  
Claim for Certificate of Lawfulness under GPDO, Schedule 2 Part 1, Class E: Proposed tennis court.  
Councillors have no objections to the tennis court so long as it is within the existing garden but concerns were raised that the area of land on which the proposed tennis court is to be situated may be an agricultural paddock and not part of the residential curtilage. Clarity is required on the status of the land and if it is an agricultural paddock then councillors object to the change of use of the land. Councillors feel very strongly that a change of

use of agricultural land represents an inappropriate use of land within a rural area and domestic use of such land would have a detrimental impact. Councillors therefore ask that the status of the land is ascertained before any permissions are given. Clerk to write accordingly.

**889.3 FUL/MAL/13/00101 Land adj. 7 Church Corner**

Demolition of detached workshop, construction of single storey dwelling and widening of existing vehicular access.

Discussion concluded that whilst an objection was noted there were no other objections from councillors to the application and most felt that it was good to have a smaller property built in the village. Clerk to write accordingly.

**889.4 FUL/MAL/13/00083 Whitegates Cottage, Herbage Park Road**

Demolition of existing house and garage, erection of replacement dwelling and detached garage including repositioning of existing entrance from highway.

Clerk noted that two letters of objection have been received from parishioners and these were read out. They both object to the demolition of the existing property and the design of the proposed replacement.

Councillors comments and discussions raised various opinions including: sympathy with the applicant as the existing property has a poor lay out; concern how it will look from Bell Meadow; no real merit to the existing building; size of the footprint is broadly similar to the existing building plus the approved extension; Design is subjective and not a ground to object; there is no real village style as there is an eclectic mix of properties; Out of character and out of place in this key location particularly as it is so close to historic Church and Bell PH.

The conclusion was that councillors had no objection to the demolition of the existing property nor its replacement with one of similar size on the site (including the enlargement already consented under permitted development rights in 2012). However, there was considerable discussion regarding the appropriateness of the proposed design style in a prominent location in the village but this concluded that, in the context of a wide range of design styles in the village, it was not sufficiently 'out of keeping' to warrant an objection.

Councillors noted that as it is intended to develop a Village Design Statement in the near future in order to articulate locals' views of the sorts of design parameters to be preferred in the village in the future. Whilst not a planning policy document, councillors felt that a VDS might have been helpful in this instance. Clerk to write accordingly and liaise with Cllr. Warren and Cllr. Newland.

The remaining 3 members of the public left the meeting room at 9pm.

**890. Planning – DECISIONS**

890.1 **HOUSE/MAL/13/0001 Glendale, West Bowers Road APPROVE (DEL)**

Single storey side extension to the rear of the property.

890.2 **FUL/MAL/13/00007 Waggors, Hop Garden Lane APPROVE (NW)**

Demolition of dwelling house, boarding kennels and cattery and erection of replacement dwelling house.

**891. Other Planning Matters**

891.1 **APPEAL APP/X1545/A12/2187711 Albany Orchards, Old London Road**

Change of use of land to form new residential driveway and gates. Awaiting decision.

891.2 **ESS/70/12/MAL Royal Oak Quarry, Woodham Mortimer/Danbury**

Lateral extension at the Royal Oak Quarry. Awaiting decision.

891.3 RCCE – response received. It was agreed that no further correspondence was required.

**892. Payments** The following payments were authorised and cheques duly signed.

892.1 e-on –Monthly DD

892.2 A&J Lighting Solutions – Monthly DD

892.3 Douglas Tonks Ltd - Monthly DD: re: Clerks Salary/Allowance/ HMRC/ Payroll services.

892.4 D.W. Maintenance (Bell Meadow Hedge/Replacement whips/grass cutting) £513.50

892.5 Essex County Council (Re: WW Primary School) Playground Maintenance £147.60

**893. Other Financial Matters**

893.1 Summary of Accounts to date

DATE	ACCOUNT / TRANSACTION DETAIL	AMOUNT IN	AMOUNT OUT	BALANCE
<b>Business Reserve A/C</b>				
11-Feb-13	Balance			5101.91
04-Mar-13	Interest Received	0.75		5102.66
11-Mar-13	Transfer to Community Account		1150.00	3952.66
<b>Community Account</b>				
11-Feb-13	Balance			541.89
11-Mar-13	Transfer from Business Reserve	1150.00		1691.89
11-Mar-13	March Debits		1139.78	552.11

**894. Other Council Matters**

894.1 Annual Parish Meeting – date confirmed for Tuesday 30<sup>th</sup> April at 8pm in Woodham Walter Village Hall.

Clerk has sent out letters and started compiling the annual report. Due to printer deadlines and because the meeting is late in the month the reports will need to be distributed by clerk/councillors (i.e. not with parish magazines).

## **895. Report Of The District Councillor & County Councillor**

Cllr. Durham reported that the Local Development Plan is continuing to be worked on. He also commented on the poor state of roads in the district and has reported various maintenance issues to Essex County Council. It was noted that a report from Penny Channer has been copied to councillors.

## **896. Highways**

896.1 Councillors noted that Priti Patel MP has chased various highways issues up on our behalf. Clerk has written to her accordingly and will keep her updated on progress.

896.2 Ref: 2214310: Water on highway – The Street – adjacent to Ferndale. The BT inspection chamber is filled with water. Update: awaiting inspection by highways. BT have reported that it is either a problem with highways or the water company.

896.3 Little Baddow Road – blocked drains re-reported as the area adjacent to Ranworth is very dangerous during icy conditions. Update March: Gully clearance was carried out on 22<sup>nd</sup> Feb. On 4<sup>th</sup> March clerk had call to say that inspection is due very soon with a view to carrying out any necessary works. Clerk has reiterated danger in icy conditions.

896.4 Ref: 88880 Curling Tye Lane – Update March: investigating ownership of ditch.

896.5 Little Baddow Road adjacent to Chamberlain Cottage. It was noted that building works look to be near completion and the ditch appears to have been dug out but as there is still a significant problem with drainage and poor state of verges (including the triangle at junction of Bassetts Lane) in the location this will be monitored.

## **897. Local Issues**

897.1 **Bell Meadow/Playground.** There were no reported incidents and the book was duly signed.

It was noted that the Bell Meadow Hedge has now been reduced and councillors were pleased with the work done which had been done as neatly as possible considering the scale of the job and the clearing up afterwards was also done very well. The gap in the hedge has been planted with new whips. Cllr. Durham agreed to repair or remove the broken willow fence panel.

It was noted that Colin Warner has confirmed that he will remove the stumps at the bottom of the hill.

897.2 **Footpath Report** i) New interactive Public Rights of Way Map. It was noted that some of the asset descriptions are out of date; ii) Permission has been given to BTS working on behalf of UK Power Networks regarding clearing branches around cables in Woodham Walter Common; BTS contractors have been clearing branches adjacent to footpath 36 and did not clear debris away. This has been reported to the landowner.

iii) Essex & Suffolk Water have cleared FP12 from Little Baddow Road to Pumping station.

897.3 **One Place On Wheels** - Woodham Walter. Next visit including mobile police vehicle – Thursday 11<sup>th</sup> April from 3.15-4.15pm. Village Hall. This is now a bi-monthly visit, next one is on 13<sup>th</sup> June.

897.4 **School Report** None

897.5 **Allotments Report** It was noted that there is still one allotment plot available, the AGM is booked for Thursday 14<sup>th</sup> March, 8pm at the Womens club. Lottery funding has been applied for a replacement fence.

897.6 **Village History Project** It was noted that Paul Clark is progressing with the project.

897.7 **Community Speed Watch** Clerk to advertise for more volunteers to attend training session.

897.8 **Litter** It was noted that the stretch from the Anchor to Warren has recently been litter picked after reporting to Chelmsford City Council. Fly tip in Manor Road reported to Maldon District Council.

897.9 **Street Lights** – the street lights have now been attended to – please report any further issues to clerk.

897.10 **Tree Management** Cllr. Warren continues to look through the files.

897.11 **Superfast Essex Broadband Project** – More detailed schedule of works will be available in Autumn 2013. Clerk has a sheet of FAQ which may answer some queries. Awaiting a date for a meeting to which we will try to send a representative.

897.12 **Village Shop** Councillors noted the closure of the village shop/post office which is regrettable however in the short term other than supporting the continuation and understanding the essential role that this village amenity provides, the Parish Council has very little if any power to do anything. The ideal solution is for the business to get taken on by someone and it is hoped that this will happen. In the long term if the shop remains closed and with the approval of the land owner the Parish Council may consider it would be useful to organise a public meeting to see if there is anything that can be done by the community.

897.13 **Mobile Library** – Changes to service which will now attend Woodham Walter from 1610-1630 on Tuesdays (week2). (Previous timing 1605-1635).

897.14 **Party Tents** It was noted that bookings have started coming in.

897.15 **Bus Service** Clerk has received a few reports that the village bus services have been very unreliable recently – frequently either running late or not coming at all. The vehicles have been poorly cleaned and on occasions have been unsuitable double decker buses. Cllr's ask clerk to write again to the bus company and request a copy of their time keeping records.

## **898. Correspondence**

898.1 MDC – Press Release re: consultation on Two Neighbourhood Area Applications – including Langford & Ulting Parish Council. No response required.

898.2 Little Baddow Parish Council – invitation to Annual Assembly on Wednesday 17<sup>th</sup> April

898.3 Danbury Parish Council – invitation to Annual Village Meeting on Monday 22<sup>nd</sup> April

899. **Points of Information** None

**900. Date of Next Parish Council Meeting:** Monday 8<sup>th</sup> April 2013 (Ordinary Parish Council Meeting at 8pm in Women's Club). The Annual Parish Meeting will be held as a separate meeting in Woodham Walter Village Hall at 8pm on Tuesday 30<sup>th</sup> April 2013

Signed

**Meeting ended at 10.20pm**

Dated