

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 8th July 2013

Present:

Cllr. Peter Warren
Cllr. Andrew Newland
Cllr. Gill Orford
Cllr. Joanna Symons

Others: Jacky Bannerman (Parish Clerk)

Public: 7

967. Welcome Cllr. Peter Warren welcomed those present to the meeting.

968. Apologies For Absence Apologies were received and accepted from Cllr. James Bunn, Cllr. Mark Durham and County Councillor Penny Channer.

969. Register of Members Interests Members to be reminded that they should have updated their forms on the Maldon District Council web link. MDC have now set a deadline of 10th July. It was noted that the registers are available to view on the Maldon District Council website with a link from the Woodham Walter Parish Council website.

970. 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 were 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 to declare or considerations of dispensations to consider.

971. 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.

Mr David Cox was in attendance regarding the planning application at Berberis OUT/MAL/13/00509. He is the next door neighbour and objects to the proposal as it will be out of keeping with the character of the adjacent chalet bungalow. He is also concerned that the additional height of the proposal will adversely affect his wife. Ms Katy Haines and Mr Paul Skeet were in attendance regarding the planning application at Berberis OUT/MAL/13/00509. They have been tenants for 20 years and would have liked to purchase the property. They have several concerns about the application. They object to the loss of one of only a handful of remaining small properties in Woodham Walter. They feel that the height of the proposed building is too high at 2 storeys when the next door property is only 1½ storeys high. They query the sustainability of the proposal as the existing building is in good order. They also informed that there are bats in the roof.

Mrs Pat Warner was in attendance regarding the planning application at Berberis OUT/MAL/13/00509. She is the applicant and informed that she is considering moving in the future and would like to develop the site which she owns.

Mr Colin Warner was in attendance regarding the planning application at West Bowers Bungalows FUL/MAL/13/00449 which is for a temporary permission for a mobile home while building works take place. It is necessary that the mobile home is located in the paddock adjacent to the site as there is not sufficient space on the actual plot. He also informed that the original plans which were approved for the replacement houses contained a mistake and this has meant that they have had to re-apply for permission to correct the error.

Mr Malcolm Bunn was in attendance regarding the planning application at Thornberry, Rectory Road HOUSE/MAL/13/00570. He is a neighbour who objects to the application to extend the garage which would run near to the patio area of his garden. He is concerned that there will be disturbance from noise as the use is for restoring cars. He thinks that there is space on the otherside of the garden which would be more suitable and further away from his boundary.

Cllr. Peter Warren thanked those attending and then closed the meeting to the public.

972. To approve the Minutes Of Parish Council Meeting Held On 10th June 2013 The minutes were approved as a true record of the meeting and duly signed.

973. Matters Arising from Minutes of 10th June 2013

973.1 (941.4) School place appeal – it was noted that the parent is due to hear the result of the hearing in the next few days.

974.1 Reviews & Adoptions

974.1 Employee Annual Review – on going

975. Community Led Plans Cllr. Newland reported that the working party had met and were working on a programme for delivery and looking at funding. They will be at Bell Meadow Day to raise awareness. Clerk confirmed that the Village Design Statement Working Group can be an official "Working Party" of the Parish Council. They are formed for a specific task and will need to provide reports and recommendations to the parish council for formal approval. It was proposed by Cllr. Peter Warren and Seconded by Cllr. Gill Orford that the Working Party be officially formed to develop a Village Design Statement for Woodham Walter. The members of

the group are: Mr David Beattie (Chairman), Mrs Gill Mitra; Mr James Nolan; Mr Ken Rennie; Mr Keith Amato and Mr John Tompkins. All councillors present were in agreement. Cllr. Andrew Newland will continue to liaise with the working group.

976. Planning – APPLICATIONS

976.1 FUL/MAL/13/00371 Somerset, West Bowers Road

Change of use to a tennis court.

Councillors concluded that they object to the proposal for a change of use to tennis court. Members 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 are further concerned that developing the field would set a precedent for other similar properties with adjoining agricultural land in the village.

The application site lies outside the development boundary of Woodham Walter village and is subject to countryside policies of restraint towards further development. The tennis court, by reason of the harmful effect of changes to the appearance of the site represents development that is considered detrimental to the character and appearance of the rural area. Clerk to write accordingly.

976.2 FUL/MAL/13/00449 1 West Bowers Bungalows, West Bowers Road

Stationing of temporary mobile home for use whilst demolition of existing bungalow takes place and building of replacement home.

There were no objections raised, clerk to write accordingly.

976.3 OUT/MAL/13/00509 Berberis, West Bowers Road

Replacement dwelling.

Councillors concluded that they object to the scale, bulk and height of the proposed replacement dwelling as it is out of keeping with the surrounding properties in the road. The proposed new dwelling would have a particular detrimental impact with the immediate neighbour at Elwy Lodge (named Little Berberis on the plans).

It was also commented that it is unfortunate that again Woodham Walter will lose another modest house for development into a much larger property. However, councillors concluded that they would be more inclined to support an application for a replacement dwelling on a smaller and lower scale. Clerk to write accordingly.

976.4 HOUSE/MAL/13/00570 Thornberry, Rectory Road

Rear extension to existing detached double garage.

Councillors concluded that whilst they have some sympathy with the concerns raised by the neighbour at Millfern, they have no objections to the proposal as long as it is established that any permission granted is specifically for domestic use. Councillors raised some concerns that excess noise levels from working on cars could cause some disturbance to neighbouring properties but it was felt that existing laws should protect residents from this. Councillors would like assurance that the storerooms will not be able to be used as workshops. Clerk to write accordingly.

The majority of the public then left the meeting room. Ms Katy Haines remained for the duration of the meeting.

977. Planning – DECISIONS – No outstanding decisions.

978. Other Planning Matters

978.1 APPEAL APP/X1545/A/13/2194906 Land between Beightons & Barrow Cottage, Bassetts Lane
Awaiting decision from planning inspectorate.

978.2 St Michael's Drainage Easement – Cllr. Bunn continues to look into this.

978.3 Maldon District Council – Economic Prosperity Strategy. Consultation deadline 15th July. Information has been emailed to all for consideration. Cllr. Newland will report.

978.4 Nounsley – proposed changes to development boundary. Cllr. Bunn and Cllr. Warren had viewed the information and didn't feel it necessary to respond. Clerk to forward to other councillors for information.

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

979.1 e-on –Monthly DD

979.2 A&J Lighting Solutions – Monthly DD

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

979.4 Mrs J Bannerman – Expenses (£125.56 incl Toner Cartridge/paper)

979.5 D Wallace (DW Maintenance) re: grass cutting (awaiting invoice)

979.6 RCCE Annual Membership £48

979.7 Annual Community Grants: Woodham Walter Women's Club £147; Woodham Walter Village Hall £200; St Michael's Church £189; Silver Threads £150; Essex Wildlife Trust £105. All figures as per agreed budget and remain at the same level as in 2012/13 with the exception of Silver Threads which has been reduced to reflect the reduction of members. It was also noted that the Parish Magazine editor had been in touch to decline the grant as the magazine is now self-funded by advertising revenue.

980. Other Financial Matters

980.1 Summary of Accounts to date

DATE	ACCOUNT / TRANSACTION DETAIL	AMOUNT IN	AMOUNT OUT	BALANCE
	Business Reserve A/C			
10-Jun-13	Balance			10590.61
08-Jul-13	Transfer to Community Account		1500.00	9090.61

Community Account

10-Jun-13	Balance		491.84
14-Jun-13	Party Tent Hire (Full - Saffill)	75.00	566.84
09-Jul-13	Transferred from Business Reserve Account	1500.00	2066.84
09-Jul-13	July Debits		1541.95
			524.89

980.2 Street Lighting Maintenance Contract. Clerk has received details of a proposed new contract from A&J Lighting Solutions offering a 3 or 5 year maintenance contract. Clerk received 1 additional quote which was more expensive. It was therefore proposed by Cllr. Gill Orford and seconded by Cllr. Andrew Newland that a 5 year maintenance contract be signed with A&J Lighting Solutions.

980.3 Quarterly account summary – Clerk explained that the ¼ly accounts were broadly in line with expectations. The main area to highlight is the lower than anticipated party tent income - so far this year there are bookings for £320 this is down from £900 income last year. It was noted that the Party Tents may need some maintenance and it was agreed that a full assessment will be carried out while they are up for Bell Meadow Day.

981.1 Parish Councillor Vacancy. Maldon District Council have confirmed that the position should be filled by co-opting. Clerk has advertised the vacancy in the July magazine, so far 1 person has expressed an interest. The position will be filled at the August meeting. Clerk is in the process of arranging the engraved tankard for Mr David Potter and will invite him to attend a future meeting for the presentation.

982. Report Of The District Councillor & County Councillor Cllr. Channer has submitted her report by email which has been copied to councillors with the mailing.

983. Highways

983.1 Ref: 2214310: Water on highway – The Street – adjacent to Ferndale. Investigation continuing.

983.2 Ref: 2207327: Little Baddow Road – blocked drains adjacent to Ranworth to Top Road. Maintenance work is being scheduled.

983.3 Ref: 88880: Curling Tye Lane – drainage - investigating ownership of ditch continues.

983.4 Ref: 2235961 Little Baddow Road – drainage adjacent to Chamberlain Cottage. Further investigations are being carried out.

983.5 Ref: 2235941 Broken finger post at junction of The Warren. This has been inspected and assessed.

983.7 Winter Salt Bag Scheme – closing date 21st July to register for the scheme. It was agreed that we will take part in this scheme again, clerk to arrange.

983.8 Water leak on path adjacent to Rectory Road properties. Clerk to report.

984. Local Issues

984.1 **Bell Meadow/Playground.** The book was duly signed. It was noted that the grass cuttings on Bell Meadow were a concern for general use of the meadow for playing football etc and in particular for the event at the end of August.

984.2 **Footpaths** Cllr. Warren reported that ECC have finished cutting the paths which they are responsible for although re-growth was already an issues. It was noted that some field paths which rely on land owners have still to be sprayed off and Cllr. Warren is investigating this. The meeting was opened up to the public and Ms Katy Haines reported that there is a drainage problem between Retreat Farm and Bassetts. The meeting was closed to the public and Cllr. Warren will investigate the issue.

984.3 **One Place On Wheels** - Woodham Walter. Next visit including mobile police vehicle – Thursday 8th August from 3.15-4.15pm. Village Hall.

984.4 **School Report** Cllr. Symons reported that the Chairman of the Governors has indicated that he is upset that the Parish Council wrote in support of the appeal process for the child who lives in Woodham Walter and who did not get a place. The school are concerned that space is limited and numbers of children have a big impact on the way the school functions. The school would have liked the parish council to formally consult with them. It was noted that Cllr. Symons had spoken to the Chairman of the governors and the clerk had informed the Headteacher that a letter was to be written but that both of these communications had been informal and out of courtesy which was felt to be correct at the time. There is some discrepancy over the catchment boundary and clerk agreed to forward the map to Cllr. Symons received by Cllr. Durham from Essex County Council. All councillors present again agreed that the parish council has a duty to support parishioners who it feels need their support and they still feel strongly that children who live in the parish should be a priority for school places, they stand by their decision to support the family in the appeal process.

984.5 **Allotments Report** Cllr. Orford noted that there is 1 available plot. Fence funding is on-going.

984.6 **Community Speed Watch** To date there have been no more volunteers despite information in the July parish magazine. Clerk continues to try to arrange teams to monitor.

984.7 **Litter** It was noted that night time fly tipping along Curling Tye Lane recently had blocked the road, this had been reported and cleared promptly but was dangerous.

984.8 **Tree Management** Cllr. Newland is working on the policy.

984.9 **Village Shop** Continuing to investigate the possibility of an outreach service which would visit the village on a regular basis and provide post office services.

984.10 **Bus Service** Clerk is liaising with Regal Busways and passengers regarding the timetable. Councillors were concerned to hear that there has been very poor communications and an unreliable service recently.

985. Correspondence

985.1 MDC – Maldon Housing Needs Survey. 5000 surveys have been sent to properties in the Maldon District and the parish council are asked to support them by promoting the survey and encouraging residents to respond in confidence if they have received one.

986. Points of Information None

987. Date of Next Parish Council Meeting: Monday 12th August 2013 Ordinary Parish Council Meeting at 8pm in Women's Club.

Signed

Meeting ended at 9.40pm

Dated