

## MINUTES

Minutes of Public Consultation Meeting of Woodham Walter Parish Council.  
Held at 7pm using Virtual technology hosted by Zoom.

**Monday 3<sup>rd</sup> August 2020**

### **Present:**

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

Others: Jacky Bannerman (Parish Clerk)  
District Councillor Karl Jarvis  
District Councillor Mark Durham  
County Councillor Penny Channer

Public: Approx. 30 (including Warren Golf Club, village, and other local residents)

**2339. Welcome** Cllr. John Tompkins welcomed those present to the meeting and thanked them for their attendance. The Chairman notified that the meeting would be recorded for the purposes of minute taking. He outlined the rules of engagement for this public meeting.

**2340. Apologies For Absence** Received and accepted from Sue & Brian Cumming

**2341. 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. Joanna Symons has declared a non-pecuniary interest as she is a member of the Warren Active Gym and Swimming Pool. Cllr. James Rushton has declared a non-pecuniary interest as his spouse is a member of the Warren Active Gym and Swimming Pool. It was noted that District Councillor Durham has declared a Pecuniary Interest as his property is adjacent to the application site and that he was attending the meeting as a local resident.

**2342. Public Forum re: 20/00519/FUL The Warren Estate**

**Additional tourism and interrelated leisure development, comprising 70 holiday lodges with associated change of use of the land within two areas of the site, alterations to existing Bunsay clubhouse, extension of Bunsay car park and new golf academy.**

The Chairman began by inviting David Brooks from The Warren Golf Club to give an introductory statement.

- Two years working with a range of consultants, ecologists, landscape architects, experts in traffic, tourism, all helping us to deliver the application which is now with Maldon District Council.
- No. 1 was the ecology of the site. It was critical for us that we were able to protect the wonderful habitats and wildlife that we have within and connected to The Warren Estate.
- Our second guiding principle was that visual amenity around the site was not compromised. We worked very hard to ensure that the new developments are screened very well, and that if needed we could add additional measures. These include the planting of over 100 new trees and thickening of hedgerows where its required.
- We do believe our proposals have powerful economic, employment and tourism benefits for the local area, within the parish and throughout the district.

- We are mindful that we are taking four holes out of play, but please be assured that we remain completely committed to having a strong golf offer always available at Bunsay.
- We are looking to build a fantastic new golf academy as part of this development which will really help to drive participation and retention in the game.
- On a final point we would like to stress that the two new parks are aimed solely at short breaks, one for families looking for a holiday with an outdoor activity focus, and the other for adults looking for a quieter retreat. All lodges are designed for this purpose and audience, no lodges are for sale and all will remain solely under the ownership of The Warren Estate.

John Moran, Managing Director at The Warren Estate.

- Application is different to the Herbage Park application. 102 lodges were designed to be sold for holiday homes. This application is different, this is designed for holiday short stay lets. Employment benefit. 97 new jobs but he already employs 90 people with 50% of current staff on furlough and are relying on more development to bring them back to work. Aim to provide a key holiday resort.

The Chairman then opened the meeting up for comments. Each participant was invited to speak and the following is a summary of the comments made.

- Existing development at Herbage Park are now mostly privately owned and used for residential use against Planning conditions.
- Concerned that the new development will follow same patten of private ownership.
- Concerned about the scale of the lodges and impact on traffic through the village.
- Scale disproportionate to size of village.
- National cycling route runs past development. Concerned about cycling accidents occurring along Little Baddow Road.
- Wedding venue will cause noise disturbance to the village.
- Boost to local economy questioned.
- Traffic danger.
- Significant issue with problems at Hoe Mill Lock which is already overpopulated on sunny days. It cannot cope now let alone introducing additional holiday residents to the area.
- Concern that "Adult only lodges" will be used for single sex lettings such as for Stag parties.
- Impact on environment. Noise, Light, Effect on wildlife. Roads. Livery yard users.
- The Warren have not consulted with the village. Disappointing development.
- Damage that the Warren will inflict on their own environment. They need saving from themselves.
- No demonstration of planning need.
- Static Caravans under the guise of tourism.
- Warren not in Top 10 Golf courses in Essex so won't attract people for tourism.
- MDC turned down 10 holiday lodges at Bassetts Lane in village. Refusal sited lack of local tourism accommodation need.
- 102 lodges at Herbage Park but they supply no occupation data to support their argument for tourism.
- Build them and they will come does not support a planning application
- Belief within the village that many lodges are being used as residential. Planning conditions were changed to make it easier. No evidence of register of log of everybody staying there. Should be investigated by MDC.
- Concern about future sale of lodges as history has dictated. Concern about future applications for yet more lodges to be sold off.
- Outside settlement boundary. No investment in infrastructure to support that.
- Post-Covid times faced by country. Bringing investment into Maldon should be a consideration and may be a reason why local business should be supported. But it should be done well safely and honestly.
- Profitable gain for business but not for local community.
- 60-80% increase in population which is too much for small village.
- Previous application at Bassetts Lane rejected as it wasn't sustainable, for environment reasons and no sufficient need for tourist accommodation.

- No mention of the Traveller Site at Wood Corner which adds to density of population.
- Existing areas of golf course to be removed but at the same time they are asking for a golf academy. Do they want golf or not?
- There are already sufficient large caravan sites and leisure facilities in the district and wider area. Therefore, no need for additional.
- Evidence to support demand not seen. Concern for what is plan B?
- The existing lodges at Herbage Park are not currently monitored and there are several residents living there full time. Permanent residents. Concerns that this would be the case if more are built.
- Most trips to Maldon would be for day trips so no need for overnight accommodation.
- No attempt to prove need for more lodges. So considers that there is no need.
- Loss of golf course holes. Concern about future expansion.
- Why do people need to be able to register with the local doctor, this is not necessarily for holiday accommodation.
- Understands there maybe potential benefits to local economy. NPPF states that development should be plan led. The Maldon Local Plan does not mention this development, so it is not part of the plan. Impact on Highway network is of great concern for residents of Danbury. Air quality management plan. Potential additional 140 cars joining highways network.
- Only very few lodges available to let for holidays on Herbage Park.
- Wreck rural community in which we live.
- Don't yet realise the impact of the additional homes built in Maldon.
- Pollution and air quality
- Herbage Park now looks like a dodgy housing development
- Concern about noise levels that already come from The Warren Estate and this will only increase unacceptably.
- Financial gain for Warren and no benefit to village.
- Teenage children currently enjoy the environment. Increase in traffic will make it unsafe.
- Concern about effect on elderly and children in the village.
- Not ecologically friendly buildings. Temporary homes. Poor fuel efficiency.
- No tourist facilities at The Warren. No shops. All residents will therefore be going out via roads not designed for that level of traffic.
- Increase in traffic danger for horse riders.
- Concern about increase in crime rate.
- Concern about access off of Spring Elms/Little Baddow Road. Speed of vehicles on this road is high. The car park will be a concrete mass on rural county road.
- Concern that there will be infill of further lodges.
- Spoiling a beautiful location
- Pubs in village – very rarely see holiday lodge owners in local pubs. So local pubs are unlikely to see any benefit.

The Chairman noted that the Parish Council will consider all the view expressed when the Parish Council considers the Planning application. The Chairman thanked those present for attending the meeting. When the Parish Council has made it's decision it will be sent to MDC and will be sent out as a village email and on the Parish Council website.

#### **2341. Date of Next Parish Council Meetings:**

Virtual Extra-Ordinary Planning Meeting is on Wednesday 5<sup>th</sup> August 2020 at 7.30pm.

Next scheduled date of Ordinary Parish Council meeting is Monday 14<sup>th</sup> September 2020 and this will be held virtually by Zoom. Please note: We do not usually meeting during August We will only meet if there is urgent business or planning applications to consider, the date will be advertised on the website and on the noticeboard. Parish Clerk to monitor developments and guidelines as they are issued.

Signed *John Tompkins*

**Meeting ended at 8.05pm**

Dated 14<sup>th</sup> September 2020