

## MINUTES

Minutes of Extra Ordinary Meeting of Woodham Walter Parish Council.

Held at 7.00pm at Woodham Walter Women's Club.

**Wednesday 27<sup>th</sup> September 2023**

### **Present:**

Cllr. James Rushton (Chairman)

Cllr. John Brown

Cllr. James Bunn

Cllr. Jenny Hughes

Cllr. John Tompkins

Cllr. Peter Warren

Others: Jacky Bannerman (Parish Clerk)

County Councillor Jane Fleming (in attendance from 8.45pm-9pm)

Public: 2

**3026. Welcome** Cllr. Rushton welcomed those present to the meeting.

**3027. To report, approve and record apologies for absence**

RESOLVED to accept apologies received from Cllr. Joanna Symons.

**3028. Disclosure of Interests/Consideration of Dispensations** To disclose the existence and nature of any Disclosable Pecuniary Interests (DPIs), Other Registerable Interests (ORIs), or Non-Registerable Interests (NRIs) relating to items of business on the agenda having regard 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. James Rushton declared an ORI re: planning application 23/00762/FUL as he is a Church Warden and therefore de facto freeholder of the school. Cllr. Peter Warren declared an NRI re: planning application 23/00762/FUL as he is a neighbour. It was also noted that Cllr. Joanna Symons (not present) had declared an ORI re: planning application 23/00762/FUL as she is also a School Governor. There were no other interests declared and the register was duly completed.

**3029. Public Forum**

There were two members of the public present. The following comments were made:

- A representative from the school governing body was in attendance to offer assistance if required regarding planning application 23/00762/FUL.
- Re: 23/00846/FUL previous plans show a tree house (which was refused permission) in the area of land now seeking a change of use but this is not shown on the submitted plans. The letter submitted with the application indicates no other works are proposed.
- Re: 23/00846/FUL concerns raised that an increased garden curtilage could then mean the land becomes eligible for further building works.

**3030. Planning – APPLICATIONS RECEIVED (for consideration or report)**

**3030.1 23/00762/FUL**

**Woodham Walter Primary School**

**Proposed change of use of agricultural field to playing field for Woodham Walter Primary School.**

Cllr. James Rushton and Cllr. Peter Warren having declared interests in this application, left the meeting room.

Cllr. John Brown then Chaired the meeting.

The clerk reported that an email had been sent to the planning officer raising concerns about the accuracy of the application and validation procedure. A partial response had been received with regards to the red line shown, which the planning officer considers is correct. A response with regards to Certificate B accuracy is awaited.

The clerk summarised comments received from members of the public.

A detailed and balanced discussion took place, comments are summarised here:

- The dismissed appeal for the PIP application on the same land, designated the site as Grade 2, so the loss of that land would be detrimental and impact on food security.

- Some areas of the field (bottom corner) are not currently usefully farmed anyway and as it is not a large field the impact of the loss of agricultural land would be negligible.
- Concerns that the remainder of the field becomes even less economically viable to farm – particularly with the modern larger farm vehicles. Concern for further development of the field as a result. Seek condition to protect remaining land.
- Appreciated a larger playing field would be advantageous to the school.
- Concerns about growth of school and impact on village. There are already plans for replacing the old demountables which could pose a route to more pupil numbers.
- The school is already unviable by the residents of the village and relies on people coming from outside. Fully support the school as a village asset but would not support it growing bigger because that is unsustainable for the village.
- Concern with regards to lease arrangement, although not a direct planning consideration. A member of the public informed that the proposal is for a 125-year lease at a peppercorn rent.
- Concerns with regards to parking which is already an issue.
- Change of use to school playing field wouldn't materially affect neighbours

RESOLVED to support the application with comments and suggested conditions.

Clr. James Rushton and Clr. Peter Warren returned to the meeting room and Clr. James Rushton took over the Chair.

**3030.2 23/00846/FUL Grove Manor, Herbage Park Road  
Retrospective change of use of land to residential garden.**

Councillors had reviewed the application and the planning history, in particular 21/00623. This was an application for a tree house which appears to be within this application red line area but has not been shown on the plans. The tree house application had been submitted following an enforcement notice for the unauthorised erection of a tree house and the material change of use of the land to residential curtilage. That application had been refused, gone to appeal but that appeal had been withdrawn.

RESOLVED to object to the application.

**3030.3 23/00858/FUL Warren Golf Club, Old London Road  
Erection of 5.5 metre metal lighting column (lamp post)**

The clerk summarised comments received from members of the public.

RESOLVED to support the application with suggested conditions:

- Timing to coincide with licence so that the light is turned off overnight.
- Luminaires to direct light down and not out to protect neighbouring residential property and holiday accommodation from nuisance.
- Suggest mitigation report should be conducted with regards to Habitats Regulations 2017 with particular consideration to the effect of the lighting on the colony of barbastelle bats known to be in the area.

**3031. Planning – DECISIONS (for consideration or report)**

**3031.1 23/00521/OUT Land between Ash Cottage and High Prospect, Top Road REFUSE (DELEGATED)**

Outline application with all matters reserved for up to 6 dwellings and garages.

**3032. Area of Outstanding Natural Beauty**

Councillor's had reviewed information and reports with regards to the pros and cons of the designation. However, they did not feel able to make a decision on whether to be included in the Little Baddow/Danbury application without public consultation.

RESOLVED that a public consultation should be conducted in order to have a local mandate. A leaflet to be produced and distributed to properties in the parish. Investigate if a similar consultation has been conducted in Little Baddow/Danbury.

RESOLVED to continue to take an interest in the application until a decision can be made following results of public consultation.

**3033. Other Planning Matters (for consideration or report)**

**3033.1 Proposed Solar Installation at Woodham Walter and Woodham Mortimer**

It was noted that Lightsource BP had hosted a Community Engagement Session earlier in the day to which representatives from the Parish Council had attended. The following considerations were raised:

- Land classification
- Consider the wider development impact if land between Cemetery and proposed solar boundary was to be developed for housing. (As per recent consultation exercise).

- Request that Lightsource BP send information leaflet to all properties in the parishes of Woodham Walter and Woodham Mortimer to ensure that everyone is aware of the proposal.
- Is there any benefit to local residents?
- Consider argument solar power vs other power such as wind
- Consider local and Government policies
- Councillors aware that they need to keep an open mind until the application is received and the matter is discussed and resolved, it is therefore difficult to invite Lightsource BP to give any presentations as this risks pre-determination.

RESOLVED to request Lightsource BP distribute information leaflet to all properties.

RESOLVED not to request Lightsource BP provide a public presentation as this wouldn't give a balanced view

RESOLVED to request answers to set of written questions

RESOLVED to create website page with links to information and documents so that councillors and residents can access all aspects (pros and cons).

Cllr. Jane Fleming then left the meeting room at 8.30pm

**3034. Points of Information/Items for future agenda**

None.

**3035. Date of Next Parish Council Meeting:**

Next scheduled Ordinary Parish Council - Monday 9<sup>th</sup> October at 8pm in Woodham Walter Women's Club.

**3036. The Chairman closed the meeting at 8.50pm**

Signed

Dated