

MINUTES

Minutes of Ordinary Meeting of Woodham Walter Parish Council.

Held at 8.00pm at Woodham Walter Women's Club.

Monday 11th August 2025

Present:

Cllr. John Brown
Cllr. James Bunn
Cllr. Emel Fowler
Cllr. Joanna Symons
Cllr. John Tompkins
Cllr. Peter Warren

Others: Jacky Bannerman (Parish Clerk)

Public: 5 (in attendance until 8.20pm/8.22pm)

3467. Welcome Cllr. Brown welcomed those present to the meeting. No one declared that they would be recording the meeting.

3468. To report, approve and record apologies for absence

Apologies were received and accepted from Cllr. James Rushton, County Councillor Jane Fleming and District Councillor Simon Morgan.

3469. Disclosure of Interests/Consideration of Dispensations

3469.1 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).

There were none declared.

3469.2 To receive and consider any requests for dispensations.

There were no requests for dispensations.

3470. Public Forum

There were 5 members of the public present.

One member of the public wished to update members on the situation with regards to a sewage leak onto his property. The water has been tested and confirmed to be sewage. He is frustrated that the Environment Agency consider it to be Essex County Council who should take action, Essex County Council consider it to be Maldon District Council and Maldon District Council advise it to be Environment Agency. Meanwhile the issue continues to be a problem. He is considering taking a legal course of action.

It was also noted that recent planning notices had been fixed closer to the location of the applications in question and he was glad that this had been taken on board by MDC.

There were no other comments from members of the public present.

The Clerk read out the salient points of objection from comments received regarding planning application 25/00524/FUL. Councillors were made aware that several local residents had indicated to the Clerk that they would send letters of objection to Maldon District Council.

The points raised were:

- Land was sold as agricultural land
- Previously rejected for housing
- Not within the Woodham Walter development boundary
- Maldon area has already got sufficient new housing
- It would not provide low cost housing
- Wildlife impact – squirrels, deer, foxes, badgers
- Character of the area is of isolated buildings interspaced by small fields or woodland.
- Approval of this site could lead to housing development on other similar plots and spoil the countryside.

3471. To approve the minutes of the Ordinary Parish Council Meeting held on Monday 14th July 2025.

RESOLVED the minutes be approved as a true record of the meeting and were duly signed by the chairman.

3472. Matters Arising - Progress report (not for resolution)

3472.1 The report compiled by the Clerk was noted. Matters for report are contained within the agenda.

3473. Woodham Walter Women's Club

To consider any updates from Women's Club.

Cllr. Symons reported that a recent virtual meeting with the RCCE Village Hall's advisor had put forward various scenarios which are under consideration. She will report more fully at the September meeting after seeking legal advice and conferring with the Women's Club.

3474. Planning – APPLICATIONS RECEIVED (for consideration or report)

3474.1 25/00524/FUL Land adj. Barrow Cottage, Bassetts Lane

Cessation of use of land for recreational camp site and erection of single self-build dwelling and associated works.

The following is a summary of comments made by councillors:

- Although the land is thought to be agricultural, the application asks for a change of use.
- Infill is the preferred location for development in the village. (As per the Village Design Statement.)
- The plot is within the Defined Settlement Area.
- It would be acceptable according to the emerging Neighbourhood Plan. (In this regard it is the same as the Village Design Statement.)
- The design of the proposal is bland and not in keeping with the character of the area
- The design does not align with the approved Village Design Statement.
- Principle of development on this plot is considered acceptable.
- Elevations don't tie up with the planning statement, such as a heritage brick plinth.
- The scale of the proposed property looks right for the size of plot

RESOLVED to object to the application due to the poor design.

3474.2 There were no other applications received.

3475. Other Planning Matters /Other MDC Matters (for consideration or report)

3475.1 25/00655/TCA Bell Meadow/Little Baddow Road

ALLOWED TO PROCEED

T1 Oak Tree – Remove dangerous partly fallen branch.

It was noted that the works had taken place to remove the branch.

3476. Financial Matters (for consideration or report)

3476.1 To receive the Summary of Accounts to date. This includes transactions since July meeting (Estimate)

Date	Unity Trust Instant Access Account	Transaction Detail	Amount In	Amount Out	Balance
14-Jul-25	Balance at last meeting		-		55,199.03
17-Jul-25	Transfer to Current Account			3,800.00	51,399.03
11-Aug-25	Transfer to Current Account (Estimate)		-		51,399.03
			-	3,800.00	51,399.03

Date	Unity Trust Current Account	Transaction Detail	Amount In	Amount Out	Balance
14/07/2025	Balance at last meeting				1,063.49
15/07/2025	Debit#50 CR#14 (inv 31 Arnold - Party Tent)		75.00	25.20	1,113.29
16/07/2025	Debit#53-55			34.75	1,078.54
17/07/2025	Transfer from Instant Access		3,800.00		4,878.54
18/07/2025	Debits July #51, 56, 59-62			3,268.48	1,610.06
21/07/2025	Credit#15 Inv.29 Love Your Bus		3,600.00		5,210.06
23/07/2025	Debits #52			173.74	5,036.32
31/07/2025	Debits#57			6.00	5,030.32
11/08/2025	Transfer from Instant Access		-		5,030.32
11/08/2025	August Debits			3,619.52	1,410.80
			7,475.00	7,127.69	1,410.80

3476.2 Summary of Payments for August (Estimate)

Ref:	Payee	Method	Net	VAT	Gross
#19	Printing (Bus Flyer/questionnaire) (await - estimate)	BACS	100.00	20.00	120.00
#23	Npower (ESTIMATE) BILLS PAUSED WHILE UMS UPDATES	DD	69.56	3.48	73.04
#63	A&J Lighting Solutions	DD	21.00	4.20	25.20
#64	Mrs J Bannerman (Salary/Allowance) inc. backpay	BACS	833.19	-	833.19
#65	Nest Pension (Employer £58.54 Employee £93.67)	DD	152.21	-	152.21
#66-69	Barclaycard	DD	82.42	13.02	95.44
#70	Woodham Walter Village Hall (Walter's)	BACS	30.00	-	30.00
#71	Unity Trust Bank (Charges)	DD	6.00	-	6.00
#72	Point Graphics Ltd Danbury Focus Magazine (August Bus Advert)	BACS	150.00	30.00	180.00
#73	Skippers Ground Maintenance x3 invoices	BACS	845.00	169.00	1,014.00
#74	Maldon District Council (CET)	BACS	648.60	129.72	778.32
#75	Maldon District Council (Playground Safety Inspection)	BACS	65.10	13.02	78.12
#76	PlayQuip (Playground Maintenance Inspection) (ESTIMATE)	BACS	195.00	39.00	234.00
					-
Total			3,198.08	421.44	3,619.52

Date	Barclaycard Payments (June Statement)	Net	VAT	Gross
07/07/2025	1st Money (Payroll)	12.90	0.00	12.90
09/07/2025	Amazon (Toner Cartridge)	65.07	13.02	78.09
14/07/2025	Maldon District Council (Parking - Parish/Town Forum)	2.08	0.42	2.50
16/07/2025	Coop (Walter's Refreshments)	1.95	0.00	1.95
		82.00	13.44	95.44
Date	Barclaycard Payments (Estimated July Statement)	Net	VAT	Gross
07/08/2025	1st Money (Payroll)	12.90	0	12.90
21/08/2025	Walter's Refreshments (Estimate)	10.00	0	10.00
		22.90	-	22.90

All invoices listed have been 'examined, verified and certified' by the RFO. Where estimated, the Clerk will await final invoices. The BACS payments will be drawn up by the Parish Clerk and require authorisation by two councillor signatories by Payment Date of 14th August 2025 or as soon as possible.

3476.3 Review of Bank Statements, Credit Card Statements and Account sheets for July.

Cllr. Bunn confirmed that he had reviewed the documents and found them to be reconciled correctly.

3477. Other Council Matters (for consideration or report) None

3478. Local Issues (for consideration or report)

3478.1 Walter's Third Thursday Community Café 10-12 at Village Hall

- Thursday 21st August - Community Agent/Kinder Essex, Neighbourhood Plan Info, Maldon Meet The Police
- Thursday 18th September – Free Tasting Event, Wiltshire Farm Foods, Neighbourhood Plan Info, Maldon Meet The Police

3478.2 Beeleigh Abbey Farm works

It was commented that the large lorry movements are continuing. Beeleigh Abbey had informed that the works are to improve the quality of the soil for the farm as part of a regeneration project. An invitation for councillors to visit so that they can explain the works was to be accepted and several councillors expressed an interest in attending. The invitation has also been extended to Maldon Town Council as most the land falls within that Parish.

3479. Points of Information/Items for future agenda None

3480. Date of Next Parish Council Meeting:

Ordinary Parish Council Meeting – Monday 8th September 2025 at 8pm in Woodham Walter Women's Club.

3481. The Chairman closed the meeting at 8.36pm.

Signed: John Brown

Date: 8th September 2025