

## **MINUTES**

Minutes of Extra Ordinary Meeting of Woodham Walter Parish Council.

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

**Wednesday 22<sup>nd</sup> April 2026**

### **Present:**

Cllr. John Brown (Chairperson)

Cllr. James Bunn

Cllr. Nigel Barber

Cllr. Joanna Simons

Cllr. John Tompkins

Others: Jacky Bannerman (Parish Clerk/RFO)

Public: 2 (in attendance from 8.00-8.20pm and 8.00-8.50pm)

**3641. Welcome** Cllr. Brown welcomed those present to the meeting. No one declared that they would be recording the meeting.

### **3642. To report, approve and record apologies for absence**

Apologies were received and accepted from Cllr. Emel Fowler and District Cllr. Simon Morgan

### **3643. Disclosure of Interests/Consideration of Dispensations**

3643.1 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 no interests declared and the register was duly updated.

3643.2 To receive and consider any requests for dispensations - None

### **3644. Public Forum**

There were two members of the public present.

One member of the public was in attendance regarding Planning Application 26/00229/WTPO and commented that they hope that MDC will do a site visit and the owner/applicant would like to be in attendance. The tree will be removed in a multi-staged procedure.

One member of the public was in attendance regarding Planning Application 26/00238/FUL and commented that they were interested to hear the Parish Council discussion.

### **3645. Planning – APPLICATIONS RECEIVED (for consideration or report)**

3645.1 26/00229/WTPO Thornberry, Rectory Road  
(A1 on group TPO 06/75) t1 Ash (Fraxius excelsior) – Fell

RESOLVED to respond with no objection subject to the Tree Officer and to comment that they would support the mitigation of planting an oak tree.

3645.2 26/00238/FUL Land between Beightons and Barrow Cottage, Bassetts Lane  
Cessation of use of land for recreational camp site and erection of a single-storey three-bedroom dwelling and detached garage with associated works.

A detailed and extensive discussion took place including the following comments:

- Local resident had written and questioned the change of use of land for recreational campsite, as this is a temporary permission and the land is actually agricultural and should be considered as such. Councillors commented that it is still a change of use to dwelling and they thought it unlikely that MDC

would treat it any differently because of the campsite use. The neighbours to be advised to raise the question directly with MDC who are the decision makers.

- There had also been a submission commenting that a further permanent residential development around Bassetts Lane will cause that whole area to become joined to the edge of Little Baddow parish - which is already in danger of becoming a suburb of Chelmsford. Councillors however felt that the application was on an isolated lane and would not link settlements.
- The application appears to comply with MDC Policy H4 Effective Use of Land – Backland and Infill Development. The policy was read out and the points considered carefully.
- The cart lodge is considered to be too close to the road and in front of the building line.
- The footprint is larger than most of the properties along the road and if it was a smaller footprint they could meet the 10% biodiversity on the site.
- Noted that the way it had been cut into the landscape minimised the impact and if they reduced the footprint, they would have to go up. That change would then have a more noticeable effect on the street scene.
- Given the previous application on the nearby site had been approved, it was considered likely that MDC will grant permission.
- Planning Application 24/00860/AGR which was approved on appeal in August 2025, had included the parcel of land within the current application in their support of that application (Woodland Management Plan).

RESOLVED to object to the application due to the location of the cart lodge and draw attention to the Forestry Building 24/00860/AGR which was approved on appeal and had included the parcel of land within the current application in support of that application. Also to comment that the land has never been used as a campsite, it is understood to be agricultural land.

The Chairman advised that local residents should write directly to MDC with their comments.

**3646. Points of Information/Items for future agenda**

None.

**3647. Date of Next Parish Council Meeting:**

Annual General Meeting with Ordinary Parish Council Meeting – Monday 11<sup>th</sup> May 2026 at 8pm in Woodham Walter Women's Club.

Annual Parish Meeting – Wednesday 27<sup>th</sup> May 2026 at 7.30pm in Woodham Walter Village Hall.

3648. The Chairman closed the meeting at 8.50pm

Signed :

Date: