

# Wickham Bishops Parish Council

## Parish Councillors

Mrs A Mickelsen (Chairman)  
 I D Wardrop (Vice-Chairman)  
 H M Bass  
 P J Bates  
 Mrs J Elliston  
 I S F MacGregor  
 R J E Mundell  
 S J Nicholas  
 J Williams



Winner Best Kept Village 2008, 2015  
 3<sup>rd</sup> Place Essex Village of the Year 2015  
[www.wickhambishopsparishcouncil.org](http://www.wickhambishopsparishcouncil.org)

## Parish Clerk

Mrs L J Rowland PSLCC  
 Wickham Bishops Parish Council  
 The Village Hall  
 Church Road  
 Wickham Bishops  
 Essex  
 CM8 3JZ  
 07542 190176

[info@wickhambishopsparishcouncil.org](mailto:info@wickhambishopsparishcouncil.org)

| <b>MINUTES</b>   |  |
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| <b>Of Planning Committee Meeting held Friday 20<sup>th</sup> April 2018 at 11.30am in the Village Hall Boardroom</b> |  |
| <b>Item</b>  | <b>Subject</b>   |
| <b>18P/022</b>   | <p><b>Those Present and Apologies for Absence</b></p> <p>In the chair: Cllr MacGregor</p> <p>Present: Cllrs Bass (arr. 11.35am), Mundell, Nicholas and Wardrop; the Clerk. There were no apologies for absence. There were ten members of the public present.</p>  |
| <b>18P/023</b>   | <p><b>Declaration of Interests and Compliance with the Ethical Framework</b></p> <p>In the interests of transparency, Cllr Mundell advised that he had engaged the services of the same architect for application <i>18/00386/HOUSE - 10 Chantry Grove Wickham Bishops</i>. Cllr Wardrop declared a Non-Pecuniary Interest in application <i>18/00386/HOUSE - 10 Chantry Grove Wickham Bishops</i> due to his friendship with the applicant, and a Non-Pecuniary Interest in appeal application <i>FUL/MAL/17/00389 - Land Adjacent Park House Wickham Hall Lane Wickham Bishops</i> due to being acquainted with the applicant.</p> <p>D/Cllr Bass joined the meeting. The Chairman explained that D/Cllr Bass would refrain from voting on the applications due to the possibility of his involvement in determining the application at Maldon District Council, and that Cllr Nicholas was present to report on application <i>17/01474/RES - Land East of Malone Cottage Maypole Road</i> and would not vote.</p>  |
| <b>18P/024</b>   | <p><b>Public Forum</b></p> <p>A member of the public spoke on behalf of their application <i>FUL/MAL/18/00310 - Carr House Carters Lane</i>. The resident reported the tree house design was considered to be of high quality, visually attractive and supportive of a healthy lifestyle and stated that the height of surrounding hedges and design of the balcony would prevent overlooking.</p> <p>A member of the public spoke against application <i>FUL/MAL/18/00310 - Carr House Carters Lane</i>. The resident reported that the design was out of character with the locality and would be visually overwhelming and stated that the height of the surrounding hedges would allow overlooking.</p> <p>A member of the public spoke on behalf of appeal application <i>FUL/MAL/17/00389 - Land Adjacent Park House Wickham Hall Lane</i>, explaining the intention was to allow the resident of many years to remain on the site whilst downsizing.</p> <p>A member of the public spoke on behalf of their application <i>18/00386/HOUSE - 10 Chantry Grove</i>. The resident explained that there would be no loss of parking and that the design was chosen to blend in with the dwelling, rather than a conservatory which would not have required planning permission.</p> <p>A member of the public identified himself as Mr Mark Morgan, architect for application <i>17/01474/RES - Land East of Malone Cottage Maypole Road</i> and offered to answer queries.</p> |

**MINUTES**

**Of Planning Committee Meeting held Friday 20<sup>th</sup> April 2018 at 11.30am in the Village Hall Boardroom**

**18P/025**

**Planning Applications**

**17/01474/RES - Land East of Malone Cottage Maypole Road**

Cllr Nicholas reported that he and Cllr Wardrop had met with the Planning Officer Ms Yee Cheung and had explained the Parish Council's reasons for requesting a through-site footway, as detailed on the minutes of 30<sup>th</sup> January 2018 item 18/029.

Cllr Nicholas had queried with Essex Police and Essex County Council, the report from Moody Homes that neither organisation would support a through-site path. Cllr Nicholas stated that Essex Police had suggested they would welcome a through-path which would provide road safety improvements. Further, Essex County Council's Public Rights of Way team were amenable to adopting such a path as a Public Right of Way, linking up with the existing network via Rainbow Path. Cllr Nicholas also advised that it was possible for parish councils to adopt a PRow.

Cllrs Nicholas and Wardrop reiterated a previous criticism of Moody Homes in failing to engage with the Parish Council in a meaningful way and expressed hope that these facts would be helpful to Moody Homes. The Councillors offered to meet with Moody Homes to explain the facts directly. Mr Morgan acknowledged the possibilities provided by the information and agreed to report to Moody Homes. The Committee then agreed to defer its decision to 27<sup>th</sup> April, pending a possible late re-design.

**Action:** The Clerk to provide Mr Morgan with her contact details

**Action:** The Clerk to arrange a meeting of the Planning Committee for Friday 27<sup>th</sup> April.

Cllr Nicholas and a member of the public left the meeting.

**FUL/MAL/17/00389 - APPEAL - Land Adjacent Park House Wickham Hall Lane**

Councillors expressed some sympathy for the applicant however the adoption of the Local Development Plan was noted to reinforce the arguments against the proposal.

**Resolved:** The Planning Committee recommended REFUSAL. Proposed: Cllr Mundell, seconded Cllr MacGregor.

Three members of the public left the meeting.

**HOUSE/MAL/18/00334 - 13 Wellands Wickham Bishops**

No letters of representation had been received.

Councillors expressed concern that overlooking to the rear may be an issue, however the degree of overlooking was reported to be low and the application was considered to be similar to the dwellings on Wooldridge Place and in keeping with the locality.

**Resolved:** The Planning Committee recommended APPROVAL. Proposed: Cllr Wardrop, seconded Cllr Mundell.

**FUL/MAL/18/00310 - Carr House Carters Lane Wickham Bishops**

One letter of objection had been received.

The Chairman reported that he and Cllr Wardrop had visited the application site and had been shown the high hedging and a simple mock-up of the proposed tree house, which showed that it would be barely visible above the tree and hedge line to the neighbouring dwellings. It was noted that the balcony would face towards the applicant's garden only.

**Resolved:** The Planning Committee recommended APPROVAL with conditions that the hedging be retained and maintained at the current height, the spire be removed from the design and the pitch of the roof be lessened to reduce the visibility. Proposed: Cllr Wardrop, seconded Cllr Mundell.

Four members of the public left the meeting.

| <b>MINUTES</b><br><b>Of Planning Committee Meeting held Friday 20<sup>th</sup> April 2018 at 11.30am in the Village Hall Boardroom</b> |  |
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|  | <p><b>18/00386/HOUSE - 10 Chantry Grove Wickham Bishops</b><br/>No letters of representation had been received.<br/>Councillors acknowledged that there would be no loss of parking and considered the proposal to be a reasonable extension that would not change the character of the setting.<br/><b>Resolved:</b> The Planning Committee recommended APPROVAL. Proposed: Cllr Mundell, seconded Cllr MacGregor.</p> <p><b>18/00326/HOUSE - 10 Holt Drive Wickham Bishops</b><br/>No letters of representation had been received.<br/>The Chairman stated that the corner location of the site was heavily overlooked and had a modest garden. Councillors were concerned that the design was overbearing and out-of-keeping with the housing density of Holt Drive, resulting in a cramped plot with insufficient garden amenity for future occupiers.<br/><b>Resolved:</b> The Planning Committee recommended REFUSAL. Proposed: Cllr Mundell, seconded Cllr MacGregor.</p> <p>A member of the public left the meeting.</p> <p><b>18/00394/HOUSE - Oak Lodge Langford Road Wickham Bishops</b><br/>No letters of representation had been received.<br/>Councillors considered that the design was in keeping with the dwelling's character and would be situated on a large, unoverlooked plot that would not be overly dense or cramped.<br/><b>Resolved:</b> The Planning Committee recommended APPROVAL. Proposed: Cllr Mundell, seconded Cllr Wardrop.</p> <p>The delegated recommendation made by the Clerk, the decision made by Maldon District Council and the appeal decision made by the Planning Inspectorate, were noted.</p> <p>A member of the public left the meeting.</p> |
| <b>18P/026</b>   | <p><b>Removal of the Parish Trigger and Planning Consultation Process Changes</b><br/>Councillors discussed the issues resulting from Maldon District Council's changes to the planning consultation process and the reactions of other local councils and agreed to recommend that the Parish Council consult with the Essex Association of Local Councils.</p>   |
| <b>18P/027</b>   | <p><b>Dates of Future Meetings</b></p> <ul style="list-style-type: none"> <li>- Friday 27<sup>th</sup> April 2018 Planning Committee Meeting at 11.30am</li> <li>- Tuesday 1<sup>st</sup> May 2018 Statutory Annual Meeting of the Parish Council at 7.00pm</li> <li>- Tuesday 1<sup>st</sup> May 2018 Annual Parish Assembly at 8.30pm</li> <li>- Friday 18<sup>th</sup> May 2018 Planning Committee Meeting at 11.30am <i>if required</i></li> </ul>   |
| <b>18P/028</b>   | <p><b>Close of Meeting 1.03pm</b></p>  |