

Wickham Bishops Parish Council

Parish Councillors

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



Winner Best Kept Village 2009, 2015
3rd Place Essex Village of the Year 2015

www.wickhambishopsparishcouncil.org

Parish Clerk

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MNUTES of Extraordinary meeting of the Parish Council held on Tuesday 8th August 2017 at 8.00pm in the Village Hall Boardroom

Item	Subject
17/135	<p>Those Present and Apologies for Absence</p> <p>In the chair: Cllr Mickelsen</p> <p>Present: Cllrs Bass, Bates, MacGregor, Nicholas, Wardrop and Williams; the Clerk. Apologies for absence were accepted from Cllr Mundell.</p> <p>Three members of the public were present.</p>
17/136	<p>Declaration of Interests and Compliance with the Ethical Framework</p> <p>There were no Declarations of Interest.</p>
17/137	<p>Public Forum</p> <p>A member of the public spoke against aspects of planning application <i>RES/MAL/17/00719 - Land East of Malone Cottage Maypole Road</i>, highlighting concerns about a lack of sufficient boundary treatment between the site and Prances' Scout camp's archery and shooting activities, and the apparent planned removal of all trees bordering the scout camp.</p>
17/138	<p>Planning Applications and Decisions</p> <p>Cllr Mickelsen explained that, whilst the Parish Council is consulted on all applications, the District Council will make the final decision. Cllr Bass refrained from voting on the applications due to the potential for him to vote at the District Council planning meeting.</p> <p><u>Applications:</u></p> <p>HOUSE/MAL/17/00772 - Lizida Witham Road Wickham Bishops</p> <p>No letters of representation had been received.</p> <p>The Chairman of the Planning Committee Cllr MacGregor reported that he and Cllr Wardrop had visited the site and observed that the proposal would not overlook any neighbouring dwellings.</p> <p>Resolved: The Parish Council recommended APPROVAL. Proposed Cllr MacGregor, seconded Cllr Wardrop.</p> <p>RES/MAL/17/00719 - Land East of Malone Cottage Maypole Road Wickham Bishops</p> <p>One letter of objection had been received.</p> <p>In considering the objection, Councillors noted that the garage on Plot 6 was sited close to the lounge window of the existing dwelling 'Romney' on Great Totham Road, and would cause an over-bearing visual intrusion to the inhabitant. Councillors also remarked that the upstairs eastern window to Plot 14 would overlook the existing neighbouring dwelling. For these reasons, the proposal was considered contrary to approved Local Development Plan policy D1 – <i>Design Quality and Built Environment</i>.</p> <p>Councillors reported that the proposed housing mix did not comply with the findings of the independently-assessed 2017 Wickham Bishops Housing Needs Survey, which showed that 57% of respondents required a bungalow, with 67% desiring a two-bedroomed property. Just 2% of</p>

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respondents required a four-bedroomed property such as those proposed, and these were noted to be already catered for by the Snows Corner development. For this reason, the proposal was considered contrary to approved LDP policy H2 – *Housing Mix* and the draft policies of the Wickham Bishops Neighbourhood Plan.

Councillors stated that the hedge trimming and removal proposed for the site was excessive and failed to protect the rural character of the area. Councillors acknowledged the need to provide suitable sight lines at the access locations however concluded that the planned infill planting would be insufficient, resulting in an urban scene out-of-keeping with the area, contrary to approved LDP policy D1 – *Design Quality and Built Environment* and the draft policies of the Wickham Bishops Neighbourhood Plan.

Councillors expressed particular concern at the removal of the hedging along the eastern flank and agreed that the proposed fencing would be too low to safeguard the scouts and to protect the inhabitants of the new dwellings from the scouts' archery and shooting activities, and would not provide suitable noise baffling, contrary to para. 30 and 31 of the Planning Inspector's decision notice and to approved LDP policy D1 – *Design Quality and Built Environment*. Councillors observed that the fencing described on the plans did not accord with the height specified in para. 6.6 of the Design and Access Statement, being generally lower than the DAS specification.

It was noted that the ecological green link lacked a condition to protect it from being removed by future residents, and therefore the proposal failed to protect the green infrastructure and biodiversity, contrary to approved LDP policies N1 – *Green Infrastructure Network* and N2 – *Natural Environment, Geodiversity and Biodiversity* and the draft policies of the Wickham Bishops Neighbourhood Plan.

Councillors observed that the dense planting indicated around the affordable housing appeared to segregate those residents from the open-market dwelling inhabitants and felt this was a socially-divisive measure, contrary to approved LDP policy D1 – *Design Quality and Built Environment* and the draft policies of the Wickham Bishops Neighbourhood Plan.

It was noted that a footway through the site from Maypole Road to Great Totham Road, which appeared in earlier site plans, had been removed, causing a lack of connectivity within the development and to the surrounding areas, contrary to approved LDP policy D1 – *Design Quality and Built Environment* and the draft policies of the Wickham Bishops Neighbourhood Plan. Councillors reported the following unwelcome effects would result:

- A lack of community within the site and isolation of the site and its inhabitants from the existing community;
- Schoolchildren residing in plots 1 to 5, attending their catchment school, Great Totham Primary School, would be forced to walk along Maypole Road, which is a busy through-road with no footway on the side of the site and only a narrow verge on the opposite site;
- Schoolchildren residing in existing dwellings on the opposite side of Maypole Road would not benefit from the expected safer walk to school.

Resolved: The Parish Council recommended REFUSAL. Proposed Cllr Nicholas, seconded Cllr Williams.

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	<p>The delegated decision made by the Parish Clerk to recommend APPROVAL of application WTPO/MAL/17/00767 - 4 Warrens Wickham Bishops was noted.</p> <p>The decisions made by Maldon District Council, and the Secretary of State's approval of the Maldon District Local Development Plan, were noted. There were no decisions by the Planning Inspectorate to note.</p> <p>Three members of the public left the meeting.</p>
17/139	<p>Finance Resolved: The balances were noted and the list of payments agreed. Proposed Cllr Mickelsen, seconded Cllr MacGregor.</p>
17/140	<p>Air Raid Shelter Project The remaining bags of rubbish had been removed and two empty pallets delivered, for salt bag storage. The floor levelling activity planned for 19th August will be re-scheduled in September when it is hoped the ivy covering the roof will be ready to be removed. Action: <i>The Clerk to arrange for the existing salt bags to be stored in the shelter.</i></p>
17/141	<p>General Village News The temporary closure of One Stop due to an attempted ram-raid was noted, with re-opening expected on 17th August.</p> <p>Mobile reception on the O2 network was reported as poor; this was believed to be due to at least one faulty local transmitter. The new mast on the BHSA sports field was expected to be operative on 14th August.</p> <p>Cllr Mickelsen updated the meeting on the flooding at 1 Grange Road, following a site visit with the County Council and inhabitants. Whilst a grant may be available reinstate the lost ditch, it would require the Parish Council to take future maintenance responsibility for the ditch on privately-owned land, which would be beyond the means of the Parish Council. ECC would continue to look at alternative means to resolve the issue.</p> <p>Cllr Bates reported that the Guides are in need of a new home for their shed and equipment.</p> <p>Cllr Williams stated that the recently-appointed Neighbourhood Watch Coordinator would be attending her first meeting on 9th August, and a report would be provided to the Parish Council.</p> <p>Finally, a planning application for works to Grade II-listed 'The Mitre' was expected, prior to its re-opening as 'The Mulberry tree' tea-room and beauty treatments business.</p>
17/142	<p>Dates of Next Meetings Tuesday 5th September 2017 Parish Council Meeting at 7.30pm Friday 22nd September 2017 Planning Committee Meeting at 11.30am <i>if required</i></p>
17/143	<p>Close of Meeting Items for future agendas (additional items to Chairman and Clerk by Friday 25th August):</p> <ul style="list-style-type: none"> - Tiptree Facilities meeting review (September) - Air raid shelter project planning (September) - Traffic calming Local Highways Panel requests (September) - Website refresh and Local Council Award Scheme (October)