

Wickham Bishops Parish Council

Parish Councillors

I S F MacGregor (Chairman)
 Mrs A Mickelsen (Vice Chairman)
 H M Bass
 P J Bates
 Mrs R Johnson
 S J Nicholas
 Mrs R M Pink CBE
 B F Sayers
 I D Wardrop



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

www.wickhambishopsparishcouncil.org

Parish Clerk

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MINUTES	
Of Parish Council Meeting held on Tuesday 2nd February at 7.30 pm in the Village Hall Boardroom	
Item	Subject
16/008	<p>Those Present and Apologies for Absence In the chair: Cllr MacGregor Present: Cllrs Bass (arrived 8.30pm), Bates, Johnson, Mickelsen, Nicholas, Pink, Sayers and Wardrop; the Clerk. There were no apologies for absence. There were two members of the public present including the Tree Warden Mr. Chris Cooke.</p>
16/009	<p>Declaration of Interests and Compliance with the Ethical Framework There were no Declarations of Interest.</p>
16/010	<p>Approval of Minutes Resolved: that the minutes of the Parish Council meeting held on 1st December 2015 be approved as a true record. Proposed Cllr Sayers, seconded Cllr Nicholas. Resolved: that the minutes of the Planning Committee meeting held on 11th December 2015 be approved as a true record. Proposed Cllr Sayers, seconded Cllr Nicholas. Resolved: that the minutes of the Extraordinary Parish Council meeting held on 5th January 2016 be approved as a true record. Proposed Cllr Sayers, seconded Cllr Nicholas.</p>
16/011	<p>Public Forum – ITEMS RELATED TO THE EARLY SECTION OF THE AGENDA There were no comments from the members of the public.</p>
16/012	<p>Monthly Councillor Surgeries There were no visitors to the surgeries held on 13th December and 23rd January. The attendees for the 20th February surgery, to be held in The Mitre, were noted as Cllrs Bates and MacGregor. The March surgery will be held on the 19th.</p>
16/013	<p>Tree Planting Scheme to Commemorate Queen Elizabeth II's 90th Birthday The report from the Tree Warden was noted. Further discussion is required to define the planting scheme which is likely to include several locations. One proposed location lies on BHSA land within Great Totham parish and so representation will be necessary from the BHSA and Great Totham Parish Council. A working group will be established by the Tree Warden with support from Cllr Sayers and will include the Chairman of the BHSA. Action: the Clerk to invite Great Totham Parish Council to nominate a representative to the working group, with a view to preparing proposals for presentation at the March 1st meeting. Action: Councillors to provide details of any possible planting locations to the Clerk.</p>
16/014	<p>Annual Litter Pick The annual litter pick will be held on 9th April and will follow the format of previous years. Action: The Clerk to advise the BHSA of the planned date.</p>

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16/015	<p>Finance</p> <p>The balances and payments were noted.</p> <p>There was no report available from the parishioner who had requested a grant towards a Planning Consultant. The item was therefore deferred.</p> <p>Resolved: that, in accordance with the Good Practice recommendation to change auditors every few years, the Parish Council will appoint a new internal auditor. Heelis & Lodge were therefore appointed as internal auditor for 2015-16 at a quoted cost of £90. Proposed Cllr Mickelsen, seconded Cllr Johnson.</p> <p>Action: <i>The Clerk to write to Heelis & Lodge confirming the appointment and to the previous Auditor Mrs Elaine Jones to thank her for her service.</i></p>
16/016	<p>Correspondence Requiring Decisions</p> <p>There was no correspondence requiring a decision.</p>
16/017	<p>General Correspondence to Note:</p> <p>There was no correspondence to note.</p>
<p>The meeting was suspended at 8.10pm and re-assembled in the Small Hall at 8.30pm</p> <p>Cllr Bass and approximately 80 members of the public joined the meeting. The Chairman Cllr MacGregor welcomed the attendees to the Planning section of the agenda and explained that, whilst Councillors had reviewed the applications to be discussed, the Parish Council held no opinion on applications until the public forum and debate had concluded.</p>	
16/018	<p>Public Forum – ITEMS RELATED TO THE PLANNING SECTION OF THE AGENDA</p> <p>A member of the public spoke in support of his application OUT/MAL/15/01342 Land rear of 9 Church Road Wickham Bishops and fourteen members of the public spoke against the proposal.</p>
16/019	<p>Planning Applications and Decisions</p> <p><u>Current Appeals to the Planning Inspectorate:</u></p> <p>OUT/MAL/15/00220 Barn Hayes Beacon Hill Great Totham</p> <p>The Chairman of the Planning Committee Cllr Sayers reported that he had attended the Planning Inspectorate’s hearing and represented the Parish Council’s reasoning for proposing refusal. A decision is not expected for several weeks.</p> <p>FUL/MAL/14/01192 Land Adjacent to Crabbs Farm Back Lane Wickham Bishops</p> <p>Cllr Sayers advised that the appeal will be decided by written representations. The date of the Inspector’s review is not yet available. The Parish Council has sent a letter to the Planning Inspector, supporting the Parish Council’s earlier arguments against the proposal.</p> <p>OUT/MAL/15/00267 Land East of Malone Cottage Maypole Road Wickham Bishops</p> <p>The Hearing will be held on 9th February at Maldon District Council’s offices. Cllr Sayers plans to attend to represent the views of the Parish Council and has sent a letter to the Planning Inspector, supporting the Parish Council’s earlier arguments against the proposal.</p> <p>Cllr Bass refrained from commenting or voting on the following planning applications due to the potential for him to vote at the District Council planning meeting.</p> <p><u>Applications:</u></p> <p>OUT/MAL/15/01342 Land Rear of 9 Church Road Wickham Bishops</p> <p>64 letters of objection had been received.</p>

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Favourable comments made during the public forum by the applicant included the need for housing, the inclusion of more-affordable three-bedroom dwellings, the natural screening of the site and its proximity to shops.

The letters of objection and remarks made during the public forum refuted the need for additional housing, citing fulfilment of the affordable housing need by the Snows Corner development. The sustainability of the site was questioned due to a lack of footways, its position outside the parish's development boundary and the capacity of local infrastructure and services. The scale of the proposal was expected to have a material impact on the character of the village. Highways concerns were highlighted as was the increased potential for flooding of the nearby graveyard and existing homes. Finally, the accuracy of the supporting documents was questioned, in particular the Statement of Community Involvement and Transport Assessment.

Councillors noted that the site is located outside of the village development boundary, along a narrow road with no footways in the vicinity and close to the national speed limit boundary. Walkers and church visitors are obliged to walk in the road.

Other access routes, via Mope Lane and Station Road, are of rural character with no footways, narrow width and poor sightlines.

The locality is known for its springs and watercourses and a consequential detrimental effect to the drainage of surrounding houses is thought likely.

The application was therefore considered to be contrary to LDP policies S8 – *Settlement Boundaries and the Countryside*, H5 – *Rural Exception Schemes* and S1 – *Sustainable Development*.

Councillors also concluded that the development would require unsustainable forms of travel due to lack of footways along Church Road. Whilst the draft Section 106 agreement offers a contribution towards enhancing the accessibility of the site via improved footways and cycle ways, the land which would be required to form a footway is not controlled by the applicant and the road is too narrow for the creation of cycle ways. The application was therefore also considered to be contrary to requirements 11 and 13 of Submission LDP policy S1 and policy D1 – *Design Quality and Built Environment*.

Councillors reported that schoolchildren from the west of Wickham Bishops are driven to school along Church Road eastwards to Snows Corner, already a congested junction at peak times, and concluded that the same would be expected of children residing in the proposed estate. Contrary to the applicant's traffic assessment, other traffic flows would also avoid Mope Lane and Station Road and proceed along Church Road to the Snows Corner junction. An impact on the traffic at this junction could therefore be expected.

An increase in traffic at this junction is already expected when the 1100 dwellings planned in the North Heybridge Garden Suburb are built. Councillors are keen to avoid any further traffic to this area at peak times; several school buses and the service bus stop at this junction causing additional traffic problems and whilst Councillors have been lobbying to move the stops for some time, no safer location has been identified.

All routes from the site to Witham and the train station must eventually cross the single-carriageway bridge at Blue Mills which is also subject to frequent delays and accidents. The application was therefore considered to be contrary to LDP policy T1 – *Sustainable Transport* and the guidance contained in the National Planning Policy Framework.

Councillors noted that the catchment NHS surgery, Fern House in Witham, of which the Wickham Bishops surgery is an outreach branch, is at capacity and closed to new patients. The local primary school is also at capacity. The application was therefore considered to be contrary to LDP policy T2 – *Accessibility* and National Planning Policy.

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The development underway at Snows Corner, application 13/01151, fulfils the affordable housing need in the village, which was assessed as part of the Wickham Bishops Village Design Statement of 2010. Its 27 properties will expand the village dwellings by 3.5% and meets the Submission LDP's rural allocation for the area.

If this proposal were to be approved, it would result in a combined expansion of over 10% which would have a material and detrimental impact on the character of the village and its community. The scale of the development and its cul-de-sac design would materially affect the amenity of the residents of Church Cottages opposite the proposed access due to the frequency of headlamps shining into their dwellings. For these reasons Councillors considered the application was contrary to Submission LDP policy D1 and guidance found in the National Planning Policy Framework.

Finally, the volume of letters received and high turnout to the meeting indicated that contrary to the Statement of Community Involvement, parishioners were strongly against the development.

Resolved: The Parish Council recommended refusal. Proposed Cllr Sayers, seconded Cllr Wardrop.

Cllr Bass addressed the meeting and gave an update on the progress of the Submission LDP, which is expected to be approved shortly. Once approved, the LDP will direct development to the areas identified in the five-year land supply and under the Rural Allocations program. The District Councillor explained that the Rural Allocation for dwellings locally was believed to be fulfilled by the Snows Corner development.

Approximately 80 members of the public left the meeting, leaving ten remaining.

A member of the public spoke against application HOUSE/MAL/16/00016 14 School Road.

FUL/MAL/15/01271 Glebe Farm House Mope Lane Wickham Bishops

No letters of objection had been received.

It was noted that the site lies within the garden of the existing dwelling, on a rural road characterised by large and luxury properties in spacious settings. The road itself lies outside the village development envelope, in an area where policies of restraint apply. Mope Lane is narrow, lacks footways and is distant from essential shops and services such that use of the private car for most journeys would be necessary.

The Parish Council considered that the application would constitute sub-division of the plot and did not appear to be an in-fill development. The proposed dwelling would have a material impact upon the amenity of the existing dwelling, Glebe Farm House. For these reasons the application was considered to contravene Submission LDP policies H4 – *Effective Use of Land*, S8 – *Settlement Boundaries and the Countryside* and S1 – *Sustainable Development*.

Councillors considered that dwelling would be sited close to the existing farm house, resulting in a cramped appearance against the prevailing pattern of development and adversely affecting the street scene, contrary to Submission LDP policy D1 – *Design Quality and Built Environment*.

Finally, it was noted that relevant nearby proposals had recently been refused for failing to meet the requirements of the National Planning Policy Framework and Submission LDP Policy S1 – *Sustainable Growth* for its lack of sustainability credentials.

Resolved: The Parish Council recommended refusal. Proposed Cllr Sayers, seconded Cllr Mickelsen.

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A member of the public spoke in support of his application FUL/MAL/15/01375 1 Station Cottages Station Road.

FUL/MAL/15/01375 1 Station Cottages Station Road Wickham Bishops

No letters of objection had been received.

It was noted that the site lies outside the village development boundary. Councillors concluded that removal of the Condition would create two separate dwellings in an area where policies of restraint apply. For this reason, the application was considered to be contrary to Submission LDP policies H4 – *Effective Use of Land*, S8 – *Settlement Boundaries and the Countryside* and S1 – *Sustainable Development*.

Resolved: The Parish Council recommended refusal. Proposed Cllr Sayers, seconded Cllr Wardrop.

Two members of the public left the meeting.

HOUSE/MAL/15/01360 Little Chantry Carters Lane Wickham Bishops

No letters of objection had been received.

Councillors considered that whilst the proposed extension was of a large size, the plot was sufficiently big enough to accommodate the enlarged dwelling without resulting in cramping or loss of amenity to neighbouring houses.

Resolved: The Parish Council recommended approval. Proposed Cllr Sayers, seconded Cllr Wardrop.

HOUSE/MAL/16/00016 Avon Cottage 14 School Road Wickham Bishops

One letter of support and one letter of objection had been received.

The supportive letter stated that all reasons for refusal of the previous application had been addressed. Comments made against the application were due to possible overlooking from the Juliet balconies, into the main bedroom of the neighbouring bungalow at number 12.

It was noted that number 14 had been built upon higher ground than the neighbouring bungalow at number 12. Councillors considered that the scale and bulk of the proposed two-storey extension in combination with the difference in ground levels would result in an overbearing property when viewed from number 12. For this reason, the proposal was concluded to be contrary to Submission LDP policy D1 – *Design Quality and Built Environment*.

Resolved: The Parish Council recommended refusal. Proposed Cllr Sayers, seconded Cllr Bates.

WTPO/MAL/16/00031 Glenridge Witham Road Wickham Bishops

No letters of objection had been received.

Councillors noted the report from the Tree Warden and the concern over the non-specific works proposed to tree T8.

Resolved: The Parish Council recommended refusal. Proposed Cllr Sayers, seconded Cllr Johnson.

Decisions:

The following decisions made by Maldon District Council were noted:

- WTPO/MAL/15/01183 1 High Hall Blacksmiths Lane Wickham Bishops – APPROVED
- FUL/MAL/15/01218 Carters Station Road Wickham Bishops – REFUSED

There were no appeals received by Maldon District Council and no Planning Inspectorate

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	decisions to note.
16/020	Dates of Next Meetings Friday 12 th February 2016 Planning Committee Meeting at 11.30am Tuesday 1 st March 2016 Full Council Meeting at 7.30pm
16/021	Close of Meeting 9.50pm Items for March agenda: <ul style="list-style-type: none"> - Policy Approval: Grant Awarding - Review of Standing Orders and Financial Regulations - Review of Planning Committee Terms of Reference and meeting schedule - Agenda items for consideration to the Chairman and Clerk by Friday 20th February Items for future agendas: <ul style="list-style-type: none"> - Appointment of Frail Persons Register Committee - Policy approval: Model Publication Scheme - Quality Council - Neighbourhood Plan - Snows Corner bench replacement

Notice is hereby given that a Planning Meeting will be heard on **Friday 12TH February 2016** at 11.30am in the Village Hall Boardroom. The plans will be listed on the agenda and published on the Parish Council notice board (outside One Stop) at least 3 clear days prior to the meeting. Members of the press and public are welcome to attend.