

# Wickham Bishops Parish Council

## Parish Councillors

I D Wardrop (Chairman)  
 H M Bass  
 P J Bates  
 K W Jarvis  
 P D Layley  
 M Mickelsen  
 S Morgan  
 C Nappo  
 J Williams



Winner Best Kept Village 2009, 2015  
 3<sup>rd</sup> Place Essex Village of the Year 2015  
[www.wickhambishopsparishcouncil.org](http://www.wickhambishopsparishcouncil.org)

## Parish Clerk

Mrs L A Bailey  
 Wickham Bishops Parish Council  
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## Minutes of Planning Committee Meeting held on Friday 24<sup>th</sup> March 2023 at 11.00am in the Village Hall Boardroom

Item	Subject
23P/009	<p><b>Those Present and Apologies for Absence</b>            In the Chair: Cllr Bass            Present: Cllr Mickelsen, Cllr Wardrop, and the Clerk. District Cllr Morgan and 5 members of the public.</p>
23P/010	<p><b>Declaration of Interests and Compliance with the Ethical Framework</b>            Cllr Wardrop declared a non-pecuniary interest in 23/00262/WTPO, being a friend of the applicant.</p>
23P/011	<p><b>Approval of Minutes</b>            The Minutes of the Planning Committee Meeting held on 27<sup>th</sup> January 2023 were unanimously approved as a true record.</p>
23P/012	<p><b>Public Forum</b>            On the subject of 23/00123/OUTM, following further consideration and enquiries, residents present at the meeting recommended adding various points to the Parish Council's formal submission to MDC to strengthen the case for refusal. The Chairman thanked residents.</p>
23P/013	<p><b>23/00123/OUTM Land rear of 9 Church Road Outline planning permission for demolition of 9 Church Road, creation of new access and development of up to 50 dwellings including associated car parking open space and landscaping</b></p> <p>The Committee acknowledged over 100 emails/letters of objection from residents, noted the additional points suggested by residents present at the meeting, and agreed to add these to WBPC's formal submission to MDC. They included:</p> <ul style="list-style-type: none"> <li>• The yellow Planning Notice having been removed from Church Road which could imply a breach of the Town &amp; Country Planning Development Management Procedure Order 2015, Reg 15.</li> <li>• A number of mature trees had already been felled.</li> <li>• The proposed density which was out of kilter with the rest of WB.</li> <li>• Non-compliance with NPPF Section 9 'Promoting Sustainable Transport'</li> <li>• Lack of streetlighting</li> <li>• Government targets should not override safety factors</li> <li>• The developer's transport survey assumed that 77% of traffic from new development would flow along Mope Lane/Wickham Hall Lane, narrow country lanes with few passing places.</li> <li>• Their Transport Survey figures were out of date.</li> <li>• MDC must insist that the developer carries out a 'Habitat Regulation Assessment' as recommended by Natural England, to assess the impact on natural habitats.</li> <li>• Query over the 3/5 year housing land supply point.</li> </ul>

**Minutes of Planning Committee Meeting  
held on Friday 24<sup>th</sup> March 2023 at 11.00am in the Village Hall Boardroom**

**23P/014**

**Planning Applications**

**23/00207/HOUSE Whitelands, Langford Road** Single storey rear extension, oak porch to front elevation, alteration to roof to create further livable space to first floor and three dormers to be added. **RESOLVED:** The Planning Committee recommended APPROVAL.

**23/00128/FULM Land south of Bouncers, Wickham Hall Lane** Erection of stable building with associated ancillary facilities and storage for hay and feed. It was noted that the size of the stable building had been reduced, however the views of members had not changed since the original application. **RESOLVED:** The Planning Committee recommended REFUSAL on the grounds that the structure would have a negative impact on the surrounding countryside, it was remote from and not linked to any other residential property, vehicular access was poor, and it would generate an increase in traffic on this narrow country lane with no passing places.

**23/00185/HOUSE 1 Blue Mill Cottages, Blue Mills Hill** Proposed 2 storey side extension and single storey rear extension. **RESOLVED:** The Planning Committee had no objection and recommended APPROVAL.

**23/00248/HOUSE 41 Byron Drive** Single storey rear extension, narrow side extension to incorporate side passageway, addition of dormer window to first floor bathroom and rooflight over stairwell. **RESOLVED:** The Planning Committee recommended APPROVAL.

**23/00262/WTPO 11 Leigh Drive** TPO 4/06 Oak – reduce lateral limbs overhanging roof by 3m, reduce over extended lateral limbs by 3m to balance crown. **RESOLVED:** The Planning Committee had no objection and recommended APPROVAL, with the proviso that the works are carried out by a qualified tree surgeon.

The following Applications were noted as having been withdrawn:

**22/00998/HOUSE Frensham House, Witham Road** Erection of detached 2-storey garage with family and hobby room, construction of external swimming pool, associated hard landscaping, removal of utility pole.

**23/00199/VAR Annexe, 1 Station Cottages, Station Road** Removal of condition 3 on approved planning permission.

The following decisions made by Maldon District Council were noted:

**HOUSE/MAL/23/00019 The Nest, 1 Wellands Close.** Remove existing roof and replace with new pitched roof and dormer to provide loft conversion and internal alterations. **APPROVED.**

**FUL/MAL/22/01249 Land adj Fieldway, Station Road.** Single storey agricultural barn for viticulture and use of field as vineyard. **APPROVED.**

**FULM/MAL/22/01061 Wickham Grove, Langford Road.** Application for replacement dwelling (renewal of FUL/MAL/19/00538). **APPROVED.**

**FUL/MAL/22/00857 Land rear of Quinneys, Back Lane, Great Totham.** Erection of agricultural building. **APPROVED.**

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<b>23P/015</b>	<b>Dates of Future Meetings</b> Full Parish Council Meeting – Tuesday 4 <sup>th</sup> April 2023, 7.30pm, Village Hall Boardroom Annual Parish Council Meeting – Tuesday 16 <sup>th</sup> May 2023, 7.00pm, Village Hall Boardroom Annual Parish Assembly – Tuesday 16 <sup>th</sup> May 2023, 8.30pm, Village Hall Small Hall
<b>23P/016</b>	<b>Close of Meeting</b> There being no further business, the meeting closed at 12.30pm.