

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



Parish Clerk:

Mrs L J Rowland
 Wickham Bishops Parish Council
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MINUTES	
Of Parish Council Meeting held on Tuesday 3rd March at 7.30 pm in the Village Hall Boardroom	
Item	Subject
15/042	<p>Those Present and Apologies for Absence</p> <p>In the chair: Cllr MacGregor</p> <p>Present: Cllrs Bass, Bates, Johnson, Mickelsen, Nicholas, Pink, Sayers and Wardrop; the Clerk</p> <p>There were no Apologies for Absence. There were thirteen members of the public present.</p>
15/043	<p>Declaration of Interests and Compliance with the Ethical Framework</p> <p>Cllr MacGregor declared a non-pecuniary interest in item 15/052 application FUL/MAL/14/01192</p> <p>Cllr Mickelsen declared a non-pecuniary interest in item 15/052 application FUL/MAL/15/00091</p>
15/044	<p>Approval of Minutes</p> <p>Resolved: that the minutes of the Parish Council meeting held on 3rd February 2015 be approved as a true record. Proposed Cllr Sayers, seconded Cllr Wardrop.</p> <p>Resolved: that the minutes of the Planning Committee meeting held on 13th February 2015 be approved as a true record. Proposed Cllr Sayers, seconded Cllr Wardrop.</p>
15/045	<p>Reports on Progress of Previous Minutes' Items</p> <p>15/016 There was no update available on the overgrown hedge on Tiptree Road.</p> <p>15/016 There was no update available on possible re-surfacing of Handley's Lane.</p> <p>15/031 Clarification of HOUSE/MAL/14/01223 had been obtained and circulated. Item closed.</p> <p>15/038 The overgrown hedge on Wellands has been addressed. Item closed.</p> <p>15/038 The Headmistress has written to ECC regarding the blocked ditch on Kelvedon Road.</p>
15/046	<p>Chairman's Report</p> <p>The Chairman thanked Cllr Bates for representing the Parish Council by attending the installation ceremony of the new vicar at St. Bartholomew's. Thanks were also expressed to Cllr Bates, the Horticultural Club and to Mr. David Pearl for planting a new tree in the library triangle. Further thanks were expressed to Cllr Mickelsen for managing the trestle bridge boards project which is now complete, and also to Cllr Bass for pursuing a solution to the local drainage issues.</p> <p>The Chairman reported that volunteers were being sought to help in various projects around the village and that a request had been printed in the March issue of the parish magazine.</p>

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15/047	<p>Clerk's Report</p> <p>The Clerk reported that February had been very busy due to several controversial planning applications and Rights of Way proposals.</p> <p>The Clerk had visited the Essex Record Office to attend a tour and to book in the signed Minutes of previous meetings. The Clerk reported that she now has a current log of all the Parish Council documents that are deposited there and would be able to advise parishioners wishing to review the documents. These include Minutes from 1894 and cash books and Declarations of Acceptance from 1970 onwards.</p> <p>The VAT reclaim for £611.76 had been paid.</p> <p>Letters were sent this month regarding an overgrown hedge and thanking Mrs. Nina Mooney for her work on the trestle bridge signs. The air raid shelter plans had been forwarded to the solicitor who will be dealing with the asset transfer legalities, to prepare her formal quotation.</p> <p>The Clerk stated that tasks for the month ahead include sending letters to business owners regarding action on littering and the annual litter pick and reviewing the Insurance policy.</p>
15/048	<p>Correspondence Requiring Decisions:</p> <p>Resolved: that the Parish Council would enter the Best Kept Village Competition. Proposed Cllr Johnson, seconded Cllr Pink.</p>
15/049	<p>General Correspondence to Note:</p> <p>The booklet titled "A record, assessment and celebration of 40 Years of Maldon District Council" was noted and circulated.</p>
15/050	<p>Policing & Neighbourhood Watch</p> <p>The date of the next Local Community Meeting was noted as 5th March in Maldon Town Hall. There was no report from the NHW Co-ordinator, who was said to be leaving the role and a new co-ordinator being sought.</p> <p>The Clerk read out a response from CI Cook regarding Police and NHW communication, which promised to ask his Watch Co-ordinator to discuss with the local Neighbourhood Watch Groups how communication can be improved.</p>
15/051	<p>Public Forum</p> <p>A member of the public reported that the hedge bordering White Hall had partly collapsed and was causing an obstruction to The Street.</p> <p>Action: <i>The Clerk to write to the householder requesting the vegetation is removed.</i></p> <p>Two members of the public spoke against planning application FUL/MAL/15/00091. Three members of the public spoke against and one member of the public spoke in support of planning application FUL/MAL/14/01192.</p>
15/052	<p>Planning Applications and Decisions</p> <p>Cllr Bass refrained from voting on the following planning applications due to the potential for him to vote at the District Council planning meeting.</p>

MINUTES

Of Parish Council Meeting held on Tuesday 3rd March at 7.30 pm in the Village Hall Boardroom

Applications:

FUL/MAL/15/00091 Land Adjacent to 16 School Road Wickham Bishops

Cllr Mickelsen took no part in the discussion and vote due to a declared non-pecuniary interest. Ten letters of objection had been received. The Parish Council noted that three previous applications for a new dwelling on this site had been refused previously, with one Appeal dismissed.

Councillors saw little difference between the earlier, dismissed-on-appeal application and this new application. The Parish Council noted that the previous application was dismissed on appeal as the cramped appearance was contrary to policy BE1 of the RLP – *Design of New Development and Landscaping*.

It was recorded that the application under discussion proposed the loss of an existing hedgerow, featured an unbroken roof to the north-east and was wider than the earlier, dismissed application. For these reasons the Parish Council considered that the unbroken roof design and bulk would constitute a cramped appearance easily visible due to the loss of the hedgerow. This would cause material harm to the character of the surrounding area, contrary to RLP policy BE1 and policy D1 of the Submission LDP – *Design Quality and the Built Environment*.

Resolved: the Parish Council recommended REFUSAL. Proposed Cllr Sayers, seconded Cllr Bates.

FUL/MAL/14/01192 Land Adjacent to Crabbs Farm Back Lane Wickham Bishops

Cllr MacGregor took no part in the discussion and vote due to a declared non-pecuniary interest. Nineteen letters of objection and one letter of support had been received. Comments included the presence of nightingales and other wildlife which would be adversely affected by removal of parts of the surrounding hedgerow and the light pollution the new dwellings would generate. Concerns were also expressed that development would set an unwelcome precedent for building on green-belt land, that the design of the dwellings was out of character locally and that the proposed dwelling type was contrary to Wickham Bishops Village Design Statement. The application was stated to be premature of the emerging LDP which has identified a five-year land supply. The Parish Council noted that the application site lay outside the settlement boundary in an area accessed by narrow roads lacking pavements and distant from local services and public transport. The site is on undeveloped green-belt land forming part of the separation and cross-country views to Langford and Heybridge and would be visible through the sparse bordering hedgerow. For these reasons the application was considered contrary to LDP policy S8 – *Settlement Boundaries and the Countryside* and due to the dwelling type was contrary to policy H5 – *Rural Exception Schemes*. For these reasons this scheme was also contrary to RLP policies H1 – *Location of New Housing*, H2 – *Infilling Housing in the Countryside*, H10 – *Rural Exception Sites* and S2 – *Development Outside Development Boundaries*.

The proposed development would be sited in a Special Landscape Area, with Character of Wooded Farmland. RLP policy CC7 - *Special Landscape Area* requires developments to conserve or restore the character of the area. This area is characterised by open and wooded farmland with distant views of a rural nature. The proposal would change the rural character of the area into a modern urban landscape, damaging the village feel on entering Wickham Bishops and was therefore considered contrary to RLP policies CC6 – *Landscape Protection*, CC7 and LDP policy H4 – *Effective Use of Land*.

In considering the proposed dwellings' Code 6 self-sustaining design, Councillors reported that the location would require use of the private car and was not accessible by a range of transport alternatives. It was therefore concluded that the proposal was contrary to policy S1 – *Sustainable Development* of the Submission LDP.

Resolved: the Parish Council recommended REFUSAL. Proposed Cllr Sayers, seconded Cllr Wardrop.

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	<p>HOUSE/MAL/15/00079 8 Heathgate Wickham Bishops No letters of objection had been received. Resolved: the Parish Council recommended APPROVAL. Proposed Cllr Sayers, seconded Cllr Johnson.</p> <p>HOUSE/MAL/15/00061 8 Wellands Wickham Bishops One letter commenting on matters pertaining to building regulations was received. In the Parish Council's opinion the submitted plans and all material planning considerations were unchanged from the time of the previous approved (expired) application. Resolved: the Parish Council recommended APPROVAL. Proposed Cllr Nicholas, seconded Cllr Wardrop.</p> <p>HOUSE/MAL/15/00115 & LBC/MAL/15/00116 Carters Station Road Wickham Bishops No letters of objection had been received. Resolved: the Parish Council recommended APPROVAL. Proposed Cllr Sayers, seconded Cllr Pink.</p> <p>The weekly decision lists were noted. It was further noted that appeal HOUSE/MAL/14/00770 19 Roots Lane had been dismissed.</p>
15/053	<p>Public Rights of Way Amendments Footpath 13 No letters of objection had been received. Resolved: that the Parish Council recommended APPROVAL with the following recommendations:</p> <ul style="list-style-type: none"> - The footpath should be well made and kept well maintained afterwards in perpetuity; - A suitable surface be provided as the location of the new route was known to be waterlogged during adverse weather; - No stiles should be installed along the route. <p>Proposed Cllr Mickelsen, seconded Cllr Johnson.</p>
15/054	<p>District Council Report District Councillor Bass continues to pressure ECC to rectify the flooding and drainage problems in Kelvedon Road, Station Road and Wellands.</p> <p>The number of cars being kept on the public road by the Car Sales garage is causing concern and the District Councillor is investigating whether any business conditions have been breached.</p> <p>The planning application at Oval Park in Langford has been refused by MDC.</p> <p>Concerns were expressed that dog fouling complaints to MDC were going unanswered. Action: <i>The District Councillor to follow up with MDC.</i></p>
15/055	<p>EALC Report It was noted that EALC representative Cllr Mrs Pink would be attending two upcoming EALC Committee meetings and would report back at the April meeting.</p>
15/056	<p>Finance The balances were noted and the list of payments agreed. There were no further spending proposals.</p>

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15/057	Policy Approval: Email Policy Resolved: that the Parish Council would approve and adopt the proposed Email policy. Proposed Cllr Nicholas, seconded Cllr Johnson.
15/058	Monthly Councillor Surgeries The dates and attendees of the next Surgeries were noted: <ul style="list-style-type: none"> - 21st March Cllrs Bates and Wardrop - 18th April Cllrs MacGregor and Pink
15/059	Progress Reports from Committees and Councillors – No Decisions Required Cllr Pink reviewed the Crime Reduction meeting that she had recently attended. Cllr Wardrop gave an update on the LHP requests submitted and the date of the next LHP meeting was noted.
15/060	General Village News A parishioner had complained to the Chairman about school buses stopping at Snows Corner causing obstructions in the road and restricting access to houses. The resident promised to produce a report on the issues and this will be the subject of a future agenda item. It was reported that The Mitre appeared to be open infrequently and that the carpark surface had again deteriorated. Concern was expressed that the owners may not be intending to support the full re-opening of the pub. Action: <i>the Clerk to write to owners Hawthorn Leisure asking their plans for the future of the pub.</i> It was suggested that an external wall of the air raid shelter might provide a suitable location for copies of the trestle bridge information panels, local walking routes and points of interest. Action: <i>the Clerk to obtain a quotation for an electronic copy of the trestle bridge board images.</i>
15/061	Dates of Next Meetings Friday 13 th March 2015 Finance Committee Meeting at 10.30am Friday 13 th March 2015 Planning Committee Meeting at 11.30am Tuesday 7 th April 2015 Full Council Meeting at 7.30pm
15/062	Close of Meeting 9.40pm Items for April agenda: <ul style="list-style-type: none"> - Salt bag partnership review - Annual litter pick arrangements - Further agenda items for consideration to the Chairman and Clerk by Friday 27th March Items for future agendas: <ul style="list-style-type: none"> - Annual Accounts approval - Saturday Surgery review

Notice is hereby given that, should there be plans to discuss, a Planning Meeting will be heard on **Friday 13th March 2015** at 11.30 am in the Village Hall Boardroom. Members of the public are welcome to attend.

Please Note any plans to be discussed will be listed on the Parish Council noticeboard (outside One Stop) prior to the meeting.