



Wickham Bishops Parish Council

Minutes of Wickham Bishops Parish Council Meeting held on Tuesday 2nd December 2025 at 7pm in the Village Hall Boardroom

25/235 Those Present and Apologies for Absence

In the Chair: Cllr Wardrop

Present: Cllrs Bass, Bates, Clarke, Mickelsen, Morgan, Nappo, Williams and the Clerk. There were 8 members of the public present.

Apologies were accepted from Cllr Layley and County Cllr Durham

25/236 Declarations of Interest & Compliance with the Ethical Framework

District Councillor Morgan declared a non-pecuniary interest in 25/241 and would not take part in discussion or voting as he may be required to do so in his role at MDC.

Cllr Wardrop declared a non-pecuniary interest in Application 25/00983/OUT as the applicant was a friend and a member of Speedwatch. He would take part in discussions but not vote.

25/237 Approval of Minutes

The Minutes of the Parish Council Meeting held on 4th November 2025 were approved as a true record, proposed by Cllr Nappo, seconded by Cllr Wardrop, all in favour.

The Minutes of the Finance Committee Meeting held on 26th November 2025 were noted.

25/238 Chairman's Report

A resident had contacted the Chair regarding several contractor vehicles parking in Wellands close to the junction with Witham Road, making it difficult for the resident to use their driveway. The Clerk had contacted the Police who were unable to act unless the situation was dangerous. It had been suggested that the complainant knock on doors and encourage the vehicle owners to find a safer alternative.

25/239 Clerk's Report

Residents had thanked the PC for the new footpath booklet, and many compliments had been received via Facebook.

A copy of an email to MDC Planners asked how a planning application could be submitted on land at Tiptree Road when the removal of hedgerows was still under investigation. Members had been led to believe that there had been no planning breach.

Overgrown vegetation along FP1 had been reported to ECC. The demolished Maldon District Wickham Bishops sign near Blue Mills had also been reported to MDC and ECC.

25/240 Public Forum

Members of the public spoke of their objections to 25/00675/OUT and one resident thanked DCllr Morgan and MDC Planners for their decision on the development at Crispins, Roots Lane.

25/241 Planning Applications and Decisions

Cllr Bass took the Chair for this item and reminded those present that the Parish Council were merely consultees and that the final decision lay with MDC.

25/00675/OUT Land between Glen Acres & Chantry House, Ishams Chase Outline application for the erection of 1 no. dwelling with associated landscaping and ancillary works. Cllr Wardrop read out a statement from the Applicant. It was noted that 7 letters of objection had been received. **Resolved:** Cllr Wardrop proposed we recommend REFUSAL seconded by Cllr Mickelsen, all in favour on the following grounds:

- The site is outside of the settlement boundary in contravention of Policy S8 of Maldon District Local Development Plan (LDP). Notwithstanding that MDC cannot demonstrate a 5 year housing land supply, the harm which would be created by the development is not outweighed by the very limited contribution made by this proposed dwelling.
- Local wildlife as well as the intrinsic character and beauty of the area will be adversely impacted, contrary to Policy S8 of the LDP.
- An additional dwelling on this rural site, remote from community services and inaccessible by a range of means of transport represents an unsustainable form of development contrary to Policy S1 of the LDP.
- The development of this greenfield site for an additional dwelling, with a new access onto Ishams Chase (a private road as well as a Public Footpath) would erode the existing rural character and have a detrimental effect on the appearance of the area.
- It is in conflict with the WB Village Design Statement.
- It does not meet a recognised housing need as identified in the WB Neighbourhood Plan.
- It contravenes Policy WBEn 02 Biodiversity and Natural Habitats and Policy WBEn 04 Open spaces in the WB Neighbourhood Plan

MDC's attention would be drawn to the fact that the applicant may not own the whole area outlined in blue and that there was believed to be a covenant on the land which MDC should investigate.

District Councillor Morgan was asked to call-in this application for consideration by the North-Western Area Planning Committee.

(7 members of the public left the meeting at 7.35pm)

25/0098/OUT Land at Chasefield Farm, 64 Walden House Road, Great Totham Outline application with all matters reserved for 6 no. detached dwellings with detached triple cart lodge, private open space, access, parking and landscaping. Cllr Wardrop read a statement

from the Applicant. **Resolved:** Members were sympathetic to the applicant's situation, however, Cllr Bass recommended REFUSAL, seconded by Cllr Mickelsen, all in favour (Cllr Wardrop did not vote) on the grounds that:

- Notwithstanding that MDC cannot demonstrate a 5 year housing land supply, the harm which would be created by this proposal outside the development boundaries of Great Totham and Wickham Bishops would not be outweighed by the very limited contribution made by 6 additional homes.
- The proposed high-density development would result in the urbanisation of the site through the introduction of built form, hardstandings and associated domestic paraphernalia which would erode the character and appearance of the site and surroundings, contrary to Policies S1, S8, D1 and H4 of the MDC Local Development Plan.
- The proposed development would diminish the visual amenity of the rural public footpath which will cross the plot.

District Councillor Morgan agreed to ask if this application could be called in.

25/01001/LDP 35 Church Road Claim for Lawful Development Certificate for construction of outbuilding/garage to rear of dwelling. **Resolved:** No comment.

Members were disappointed to note that yellow site notices had not been posted. District Cllr Morgan agreed to raise this with Planning Officers.

The following decisions made by MDC were noted:

25/00616/OUT Land adjacent Crispins, Roots Lane Outline application for 5 no. 3-bed bungalows. **REFUSED**

25/00842/HOUSE Orchard Cottage 11 Handleys Lane Replacement of existing conservatory with single storey side extension, with mock hipped pitch roof over with flat roof behind. **APPROVED**

25/242 Land rear of 9 Church Road – to note further developments if any
There were none.

25/243 Traffic Calming & Highway Matters
Email from resident concerned about accidents at the War Memorial Noted.

The Chairman had still had no reply from Roger Hurst or Priti Patel MP re Speedwatch matters including the 'out of force' decision. District Cllr Morgan to possibly chase. The Chairman indicated that he had been in touch with Speedwatch teams on the borders with Suffolk and Hertfordshire.

25/244 Essex & Suffolk Water Masts Proposals, update
Cllr Nappo gave an update on the current situation following a Zoom meeting with Connexin and a walk around the village with Mark Roberts from the Action Group. In the meantime,

mandatory changes brought in by OFWAT meant there could be *additional* masts. Connexin expressed their gratitude to WB for their co-operation and hoped this would continue.

25/245 Local Government Reorganisation – consultation

Resolved: Members agreed to read the survey questionnaire and supporting notes and agree a response at the January PC Meeting (deadline 11th January).

25/246 District Councillor Report

District Cllr Morgan reported that MDC was in favour of the 5-unitary plan, budgeting was going well, Mark Jaggard had taken over from Matt Winslow and Area Planning Committees were being reorganised.

25/247 County Councillor Report County Cllr Durham was not present

25/248 Finance

The following bank balances were noted:

| | |
|------------------------------------|------------|
| Unity Trust Current Account | £2,887.73 |
| Unity Trust Instant Access Account | £18,822.27 |
| Equals Money Debit Card | £8.97 |

Resolved: Cllr Bass proposed the following payments be made, seconded by Cllr Mickelsen, all in favour, except for the £334.19 to Little Braxted PC for war memorial maintenance. In the interests of transparency and accountability and in line with Financial Regulations, the Clerk would ask that quotations and estimates be shared.

PAYMENTS (AWAITING AUTHORISATION) LIST

| Voucher | Code | Date | Bank | Description | Supplier | Net | Gross |
|--------------|---------------------|------------|-----------------------------|--------------------------------|------------------------------------|-----------------|----------------------|
| 77 | Mobile Phone costs | 06/11/2025 | Debit Card | Mobile phone top-up | Vodafone | 20.00 | 20.00 |
| 78 | Unity Bank charges | 02/12/2025 | Unity Trust Current Account | Bank charge | Unity Bank | 6.00 | 6.00 |
| 79 | Grasscutting | 02/12/2025 | Unity Trust Current Account | Clearing pavement, Witham Road | Wallace Arboriculture & Groundcare | 180.00 | 180.00 |
| 80 | War Memorial | 02/12/2025 | Unity Trust Current Account | War Memorial maintenance | Little Braxted Parish Council | 934.19 | 934.19 |
| 81 | Remembrance Event | 02/12/2025 | Unity Trust Current Account | Remembrance Day service | Little Braxted Parish Council | 139.49 | 139.49 |
| 82 | Clerk's Salary | 02/12/2025 | Unity Trust Current Account | Clerk's Salary | Mrs L A Bailey | 895.10 | 895.10) |
| 82 | PC Office Allowance | 02/12/2025 | Unity Trust Current Account | PC Office Allowance | Mrs L A Bailey | 25.00 | 25.00) £920.10 |
| 83 | Printing & Postage | 02/12/2025 | Unity Trust Current Account | Clerk's reimbursements | HP Instant Ink | 11.24 | 2.25 13.49) |
| 83 | Email/Website Subs | 02/12/2025 | Unity Trust Current Account | Clerk's reimbursements | Fasthost domain renewal | 17.11 | 3.42 20.53) £34.02 |
| Total | | | | | | 1,628.13 | 5.67 1,633.80 |

The recommendations made at the Finance Committee Meeting held on 26th November 2025 were unanimously agreed, as were the following:

Resolved: To adopt the Risk Assessment & Management Policy and updated Asset Register.

Resolved: Heelis and Lodge to be used as internal auditor.

Resolved: To adopt the amended Financial Regulations.

Resolved: The budget was agreed and precept set at £26,200 for 2026/27, an increase of approximately 6.4% on last year, giving a Council Tax Band D equivalent of £25.66. The Clerk to submit the Precept request to MDC.

25/249 Progress Reports from Councillors There were none.

25/250 Correspondence None.

25/251 Parish Council Surgeries

November Surgery There were no visitors.

December Surgery As it fell close to the Christmas holidays, it was agreed not to go ahead with the December surgery.

25/252 General Village News and Events to Note

The Clerk to remind the Diocese that The Rectory hedge had still not been cut back from the highway.

25/253 Date of Next Meetings

Parish Council Meeting, Tuesday 6th January 2026, 7.30pm, Village Hall Boardroom

Parish Council Meeting, Tuesday 3rd February 2026, 7.30pm, Village Hall Boardroom

25/254 Close of Meeting There being no further business, the meeting closed at 8.32pm.