

MAYLAND PARISH COUNCIL
Minutes of the Parish Council meeting held on
TUESDAY 11th February 2014 at 7.35pm

Councillor Evans Chairman	Councillor Oatham
Councillor Duncan	Councillor Massenhove
Councillor Robinson	Councillor Hawkes
Councillor Spires	Councillor Pettitt
Mrs Rackham Clerk	

10 Members of the public.

101. Apologies for Absence

Cllr Gibson

102. Code of Conduct/Declaring an Interest.

None

103. Minutes.

Cllr Hawkes proposed accepting the minutes from 14th January 2014 meeting, Cllr Duncan seconded the proposal, all in favour; the minutes were signed and dated as a true record.

Public Discussion Session.

The Chairman closed the meeting at 7.38pm to allow the public to address the council.

The council was advised of a newly formed Mayland Action Group against overdevelopment of the villages of Mayland and Maylandsea. Little developments were acceptable to the group. They have over 50 members so far and have written an article for the Maylands Mayl advising of the group's existence so everyone in the villages will be aware of them and will be able to join if they wish to.

Residents discussed problems of vehicles parking outside the shops and requested a 20mph zone, traffic restrictions and pavements moved so they are next to the shops. It was noted that the frontage outside the shops belongs to each individual shop owner.

Another resident requested information on ownership and repair of the sea wall by the Harlow sailing club. This council has already been made aware of this problem and there is a letter for discussion under Village Environment.

It was noted that the Prime Minister had said on the news today that there was as much money as required for sea defences.

The Chairman reconvened the meeting at 7.55pm

104. Finance.

Payments & Receipts. Cllr Robinson proposed accepting both the payments and receipts listed below; Cllr Hawkes seconded the proposal, all in favour.

		Payments	
11-Feb-14	Nisbets	Chairs	107.88
11-Feb-14	Cummins & Jennings Ltd	Tools	9.60
11-Feb-14	A & J Lighting Solutions Ltd	Equip Annual Check	146.94
11-Feb-14	A & J Lighting Solutions Ltd	Street Light Main	50.40
11-Feb-14	A & J Lighting Solutions Ltd	TC Lighting Main	42.90
11-Feb-14	Mr M Locke	Deposit refund LPH	48.00

11-Feb-14	Officeis	Stationery	7.24
11-Feb-14	Maldon District Council	Rangers	104.26
11-Feb-14	MSJ Garwood & Son	Remove Tree stump	198.00
25-Feb-14	Mrs J Rackham	Salary	907.50
11-Feb-14	Mr A Kemp	Salary	50.50
11-Feb-14	Mr D Leete	Salary	97.89

Receipts

02-Jan-14	Mr Locke	LPH Hire fee	28.00
02-Jan-14	Mr Locke	LPH Deposit fee	50.00
02-Jan-14	Resident	TC hire fee	5.00
07-Jan-14	Mayland Boxing Club	January fees	210.00

S106 Planning Gain. A decision to allocate this fund was discussed. The Chairman proposed replacing the roof and the windows in the main hall and takes the expenditure of £50,000 from the S106 fund; Cllr Spires seconded the proposal, all in favour. This is part of the renovation of the Lawling Park Hall, it was noted that the new roof should have an identical pitch as the changing room roof and the windows should be the same too. All in favour. **Clerk** to continue to obtain quotations.

CIF Grant. A decision to proceed with the baby swings was discussed, Cllr Pettitt proposed we order the work to be carried out after the start of the new financial year, Cllr Massenhove seconded the proposal, all in favour. CIF awarded £7,009 towards the cost and the Parish Council budgeted for the shortfall of £1,000. **Clerk** to action.

105. Lawling Park.

Each Cllr has received a copy of the minutes from the November LPC meeting.

Village Fete.

A decision to agree that the following can be included in the fete planned for 5th July 2014 was discussed. Falconry display, dog agility, pet corner, fun fair, beer tent, baby/toddler soft play in tennis court. Closing of Katonia Avenue car park for access by stall holders only and to have a display of vintage vehicles.

Security guards, the council felt the Fete Committee should follow guidance from their security company and did not want to suggest a number of security guards. Cllr Spires proposed accepting all the Fete Committee's request listed above, Cllr Robinson seconded the proposal. All in favour, **Clerk** to action. The PC would like a display tent for the Councillors to man and a copy of the liability insurance. It was also suggested we advise the Fete Committee not to set up any tents on the 4th July as they could be vandalised.

106. Planning.

Parish Plan.

Report on meeting with MDC. The Chairman produced a report for each Councillor and the Clerk, this report included information from Cllr Spires who with the Chairman attended the meeting with MDC. All the questions raised by various members of this council were put to MDC and are listed below.

Q. 1 MDC's local development plan will be submitted in spring for approval by autumn. How much weight does the Pre-Submission Local Development Plan (LDP) have now?

The LDP weight increases after submission is made

Q.2 MDC promises to produce a Rural Allocations DPD – what is the timescale for that? Full consultation with the community outlining all the options is vital.

The DPD will commence after approval of LDP and take a further year. If a NP exists, survey evidence will be used for it in the calculation.

Q.3 How will MDC deal with planning applications outside of defined settlement boundaries in the rural area, in the interim? This is against a background in the emerging plan that MDC will prioritise development on previously developed land, that proposed development that conflicts with the development plan will be refused, and the provision in Policy S7 that residential development will only be approved if it is identified in adopted neighbourhood plans.

Applications dealt with on a case by case basis. Usually rejected if outside the settlement boundary

Q.4 If permission is given for houses in the rural area before the LDP is adopted, does the number built reduce the number needed as outlined in the LDP?

Doesn't reduce the number required if approved before the LDP is adopted.

Q.5 There need to be 345 houses built in the rural area by 2029 (plus 75 at North Fambridge) – this amounts to a very small number for each village. How will that be balanced against developer proposals for large new developments?

Large new proposals are always balanced against the infrastructure provision.

Q.6 If the parish council suggested another potential site for housing, in the light of a number of developer pressures, would this have any weight in defending an unpopular or unsustainable proposal?

Provision of evidence base into a NP is the best defence.

Q.7 Similarly, if the parish council suggested a maximum number of properties would this be acted on?

Again evidence base is important feed into a NP.

Q.8 The MDC Protocol for member Involvement in Pre-Application Discussions states that Development Management Forums will be held, where 'external invitees will be selected by officers from the Council's statutory planning application consultation list', and that 'consultees including, parishes, amenity societies and public representatives may be invited to speak'. Why was this protocol not followed in the recent pre-application discussions with Hedgehog Developments for development at land off Nipsells Chase, Mayland?

The pre-application process on large developments is usually undertaken through two stages:

- 1) **Developers undertake engagement with the local community, including key community groups and the Parish Council.**
- 2) **Pre-application meetings with Maldon District Council attended by relevant council officers, ward members and when required representatives of key organisations such as the Highways Authority and the Environment Agency. Pre-application consultation with the Parish Councils is undertaken as part of engagement with the local community undertaken by developers. Therefore, the council does not invite Parish Councils to participate in pre-application meetings with Maldon District Council.**

Producing a Neighbourhood Plan (NP) was discussed, RCCE offered to send someone to a meeting with the councillors to discuss a NP and the procedure to follow. **Clerk** to invite RCCE to a meeting on 25th March at 7.30pm

Cllr Spires proposed this council forms a Neighbourhood Plan area for the Parish and invites the RCCE representative to come to discuss the way forward. Cllr Pettitt seconded the proposal, all in favour. It was agreed that the **Clerk** will write to MDC notifying of this decision. The Chairman thanked Cllr Robinson for setting the questions above that were put to MDC.

Developers.

A developer has contacted this council with a view to discussing with the council a development in Mayland on an area known as Britcher's field. It was agreed that this council will speak to this developer and invite them to the next PC meeting on the 18th March 2014

Mayland Action Group.

Report from meeting held on 4th February. The minutes from this meeting were received today and will be circulated to each Councillor. It was agreed that we would invite all the Ward Members for Mayland & Maylandsea to the Extraordinary Meeting next week. **Clerk** to action.

Local Development Plan Pre-submission.

It was agreed that this council has no further comments to make on this plan. **Clerk** to advise D. Coleman at MDC.

Councillor Massenhove left the meeting at 9.20 pm**Planning decisions made by the local Planning Authority.**

HOUSE/MAL/13/01088. Erection of a single storey rear and side extension with pitched roof. 63 Bramley Way Mayland Essex CM3 6ES

Refused. Noted

Planning Appeals**FUL/MAL/13/00158 APP/X1545/A/13/2202496. 5 Marine Parade Mayland**

Erection of two detached dwellings and associated garages.

Appeal allowed.

HOUSE/MAL/13/00320 APP/X1545/D/13/2202181. Ordiwedd Smiths Avenue

Mayland Retention of garage to the front of the property.

Appeal allowed.

Both Appeals noted

107. Highways.

Cllrs report of any problems and actions that maybe required.

Drain cover surrounds disintegrated opposite ~West Avenue in Imperial Avenue.

B1021 Restricted road and 40mph. Comments may be sent to Highways. No Comments.

Nipsells Chase restricted by-law. A decision to call witnesses maybe required. It was agreed that the Chairman Mrs Jane Evans will speak at the hearing.

North Drive to Promenade Footpath. Added to definitive map. For information only. Noted

It was agreed that this council will speak to Highways regarding the problems at the shops in Imperial Avenue raised by a resident in the open session of this meeting.

Clerk to action.

108. Parks & Open Spaces. MNR, Cardnells & Everetts.

Cllrs report of any problems and actions that maybe required in any other of the Council's POS.

Tree Survey. Following a discussion Cllr Oatham proposed accepting the quotation for £445 to carry out a survey of all the trees on Parish land. Cllr Pettitt seconded the proposal, all in favour, **Clerk** to action.

109. Village Environment

Incudes: Lighting, Vandalism, Sea Wall, Transport.

Cllrs report of any problems and actions that maybe required.

Sea Wall Access. Letter from resident. This letter has been sent to the EA.

Sea Wall Damage Letter from Harlow Sailing club. This letter has been sent to the EA. It was agreed to ask the writers of these letters if we can forward them to our MP Mr J Whittingdale quoting the Prime Ministers promise of funding to secure sea defences. **Clerk** to action.

The transport meeting consultation details that were circulated to each Councillor has been deferred until June.2014.

A DHBUG meeting is being held on 12th February and Cllr Duncan will be attending.

110. Correspondence.

Petition, Safeguard our Soils, Mr Pickles! Cllr Spires proposes we sign this petition. It was agreed that this petition will be signed by the **Clerk** on behalf of this council.

Essex Police. Marine Closure response to PC's letter. Contents noted.

111. Staff

A decision to accept the cost of advertising for a groundsman in the Maldon & Burnham Standard was discussed. It was agreed that the Chairman will add a note to Mayland Village Information page on Facebook directing people to our website and the Maylands' Mayl if they are interested in the vacancy for a part time groundsman. Try and get the advert added to the Town and Around section of the M & B. Cllr Pettitt proposed if we have no response within two weeks we place an advert in the M & B at a cost of £266.82 + vat. The Chairman seconded the proposal, all in favour. **Clerk** to action.

112. Agenda items.**The Chairman closed the meeting at 9.55pm**

Dates of meetings

Extraordinary meeting 18th February 2014

Parish Council meeting 18th March 2014

Neighbourhood Plan meeting 25th March 2014 (to be confirmed).

Annual Parish Assembly April 2014 (to be confirmed).