

MAYLAND PARISH COUNCIL
Minutes of Extraordinary meeting of the Parish Council to
discuss Development of Mayland Parish only.
TUESDAY 18th February 2014 at 7.30pm

Councillor Evans Chairman
Councillor Duncan
Councillor Spires
Councillor Hawkes,
Mrs Rackham Clerk

Councillor Oatham
Councillor Gibson
Councillor Massenhove
Councillor Pettitt

District Councillor Mrs Penny Channer and approximately 100 residents.

113. Apologies for Absence

Cllr Robinson.

114. Code of Conduct Declaring an Interest.

None.

115. Public Discussion Session.

The Chairman closed the meeting at 7.32 pm to allow the public to put their questions and concerns to the council.

During this section of the meeting the Chairman of the Parish Council advised the residents of a second developer who has approached them recently and that they have been invited to meet with the Parish Council. She explained that developers had options on parcels of land around the village.

The following questions were put to the PC and also D.Cllr Mrs Penny Channer was very helpful with information on Maldon District Council's Pre-Submission Local Development Plan 2014-2029 (LDP). This document can be viewed at www.maldon.gov.uk

Q. How many large developers are there that the PC is aware of and how many houses are they hoping to build?

A. 2 Developers, 300 houses approx.

Q. What is meant by taking up an option?

A. Developers who may have approached land owners and have an option to purchase the land to build houses if they get planning permission. You do not have to own land to apply for planning permission.

Q. Is Nipsells Farm outside the planning envelope?

A. Yes

Q. If Mayland is not included in MDC's LDP why did MDC entertain developers.

A. Anyone can approach MDC for a pre-planning meeting.

Information given by a resident. Nipsells Farm has been farmed over the last 10 years and is agricultural land and as such the use is restricted, the restriction cannot be removed. Evidence of this use will be required.

Q. What is the district council going to do about the infrastructure?

A. All agencies have been consulted and the results included in the LDP. No third road out of the Dengie is planned.

Q. Will the Parish Council oppose large developments?

A. Yes.

Information given by a resident. 4,000 homes are planned in the next 15 years for the entire district. A very small number in this village – a plan on how many we will take is required.

Information given by D. Cllr Mrs Penny Channer. Mayland is not a strategic development area. Rural allocation has not been determined at this time. Rural allocation for the growth in the villages will be determined at a later time when a Rural Allocations policy document will be produced. The LDP Pre-submission will be sent to Central Government for approval by an Inspector. The plan will be considered and will need to be found sound. Viability and deliverability are very important., MDC considers the plan will be found to be sound.

Other villages in the district are also being targeted by developers and the LDP needs to be adopted as soon as possible, bearing in mind the process, so that we are in control of development rather than developers having the control.

D. Cllr Mrs Penny Channer continued to say that to her knowledge there are no current planning applications from the large developers targeting Mayland. All planning applications have to be dealt with in the appropriate manner against existing planning policy.

Information from the Parish Council. If the existing developers are successful with their plans to build houses in Mayland then the houses will not form part of the rural allocation but be considered as a bonus.

Q. Why is Mayland not included in the allocation?

A. Allocation in rural areas has yet to be agreed. 420 in total including North Fambridge which has been agreed.

Q. Will Central Government change their 10 year plan?

A. The Parish Council nor D. Cllr Mrs Penny Channer knows what the government will do in the future.

Information. Maldon District Council sent documentation to every household in the district, everyone has been consulted. There were various meetings held throughout the district which residents could attend and ask questions.

Information. 60 bed nursing home planned for Mill Road. This is for people with advanced dementia. This PC objected to the plan.

The first application was refused, went to appeal – appeal dismissed. D.Cllr Penny Channer tried to get the 2nd application refused in Committee. Largely under the same grounds as the first application. However, the officer recommendation was for approval and the Committee supported MDC's officers recommendation.

All planning application that are refused the applicant has the right to appeal the decision. If the appeal is successful then they are sometimes awarded costs which residents have to pay out of their council tax.

It was noted that Mayland will already have extra people coming into the village once the nursing home is built. Staff and visitors etc.

Information. It doesn't matter how long someone has lived in Mayland, everyone has the same rights. Bakersfield was built on agricultural land so it is possible. 15 years in the life of a village is not a long time.

Q. Can the PC employ a planning consultant?

A. This can be considered.

Q. Are there any road planned to accommodate these extra houses?

A. A relief road is a requirement for the north of Heybridge and a relief road south of Maldon. Burnham on Crouch allocation are nearest to Mayland and Highways have indicated there is still capacity on the lower Burnham Road. Highways are in consultation with each planning application. Likewise with schools.

Q. Can we come to the Parish Council meetings?

A. Yes, every PC meeting is open to the public.

Information. The Parish Council is consulted on each planning application for the parish. The decision is made by Maldon District Council. The public (if they have objected to a plan) can speak at MDC's planning meeting. One resident representative and one Parish Councillor. They are given 2 minutes each to speak.

MDC's planning committee listen to the comments but determine the outcome on planning policy. The planning applicant can appeal. (see information above).

Q. Can anyone appeal a decision?

A. If you have already written against an application you will be advised of the appeal and can add any further information to your original reasons for objecting.

Q. How many of the planned 4000 homes are on brown field sites?

A. D. Cllr Penny Channer. Don't know the answer but a significant number will be built on green field sites.

Q. Why doesn't developers offer new sewage treatment works, by pass at Latchingdon and start with a few houses (road frontage) and build back onto the proposed sites?

A. We cannot answer for developers.

We do not have any planning applications from these two large developers at the moment.

Q. Where do the applications come from?

A. Maldon District Council collate all the information and add it to their website. They do not consider the application at this stage. They then send a copy to each consultees (Inc. Parish Council) When the consultees have responded then MDC's officer or planning committee will view the plans, comments taken into consideration and a decision made using Planning Policy.

It was noted that information sent around the village from either MDC or Mayland Parish Council should be clearly marked. The survey from Hedgehog was not from either the PC or MDC.

Q. What does the Parish Council think of the action group?

A. Members of the action group are needed to help the Parish Council on a parish plan. We mind the business of the parish, we need help from residents. They can send a representative to all the Parish Council meetings.

We are all working to the same end.

Q. Hedgehogs admitted at their meeting that their plans has errors but that it would still be submitted to MDC.

A. We are aware of the errors. It was naive in its design. MDC are aware we wish to move towards a Neighbourhood Plan.

Information from Cllr Spires. He firstly spoke briefly about Localism and the empowerment it aims to give us. As a resident he produced a Parish Plan, he sent out 1485 questionnaires and 256 came back. The information can now be used to start a Neighbourhood Plan. We have invited someone from the Rural Community Council of Essex (RCCE) to come and talk to us about producing a Neighbourhood Plan.

We cannot say no to development but we can have a say about where it will be and how many houses we can build with a Neighbourhood Plan. We already have answers to many questions.

The time scale for producing a Neighbourhood Plan approx. 18 months. We need to consult with all the utilities. It is a long term plan with teeth which is embodied into MDC's plan.

We have to consult with Latchingdon and discuss with them where we want our developments on the boundaries.

We shouldn't need large developments here. We do need some houses built that can be absorbed into the village.

Information. Britcher's field is still being cultivated.

A resident thanked the Parish Council for holding this meeting and for all that they do. A leaflet was available showing what Mayland Parish Council is responsible for.

The Chairman thanked everyone for coming and closed the meeting at 8.55pm