

MAYLAND PARISH COUNCIL
Minutes of the Parish Council's meeting held on
TUESDAY 18th March 2014 at 7.34pm

Councillor Evans Chairman
 Councillor Duncan
 Councillor Pettitt
 Councillor Gibson

Councillor Oatham
 Councillor Hawkes
 Councillor Spires

15 residents

121 Apologies for Absence

Cllrs, Robinson & Massenhove.

122. Code of Conduct/Declaring an Interest.

Cllr Duncan declared an interest in item 125, dog training.

123. Minutes.

Following a discussion in which the original notes taken by the Clerk from the meeting were examined. Cllr Spires agreed that the minutes were correct however, the interpretation of item 106 Planning, last paragraph on page 47 from the 11th February minutes was not. The Chairman. Cllr Hawkes proposed accepting the minutes, Cllr Pettitt seconded the proposal, a vote was taken 5 yes 2 no, the minutes were signed and dated as a true record. Cllr Hawkes proposed accepting the minutes from the 18th February, Cllr Pettitt 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 7.44 firstly to allow the gentleman from Kember Loudon (Mr Martin Hull) and Williams & Millwood Designer Homes Ltd (Mr Jeff Elliott) (The Developers) to address the council. As they were invited to the meeting. The Chairman advised the residents present that she would take questions from them once the Councillor had finished asking questions if there was time.

Mr M Hull introduced himself to the councillors, his company works for Williams & Millwood. He spoke about the land they were interested in shown on MDC's 9017 land assessment which includes a list of possible sites notified to MDC by the land owners. They only earmark sites 1 ½ hours from the offices in Kent. The Developers specialise in smaller villages and build houses to suit locations. They take a good look at villages and develop sites in keeping with local areas. They engage with local people and ask them what they are looking for. They like to use different architecture and build houses with good size gardens, double garages and two parking spaces per property.

Developers Questions:

1. Are you planning to produce a Neighbourhood Plan?
A. Yes.
2. Would a pamphlet showing what we can do at the site be helpful?
A. Yes please.

Councillors/Residents Questions:

1. How many houses would you fit into the site?
A. 30 – 80 depending on the need and type of houses.

2. The PC accepts the need for houses but there are only two roads out of the area and Latchingdon is a bottleneck.
 - A. We are open to suggestions.
3. What is the minimum number built to make a profit?
 - A. 20 open market housing would be viable. Social housing isn't open market housing.
4. Please be aware that St Peter's footpath runs along the edge of the land. This footpath forms part of pilgrims walk from Chelmsford to St Peter's on the wall in Bradwell on Sea.
 - A. We are aware of the path and would be respectful of it.
5. We would want proper consultation with any developer and villagers.
 - A. We always hold consultation events.
6. How can you agree a minimum number within your business plan?
 - A. We only purchase land as and when needed.
7. This would increase traffic through the village, where do you intend to access the site from?
 - A. We have three options; we may access the site from two of them. Traffic movement surveys have to be carried out by Essex County Council and the results taken into consideration.
8. Is there a time limit that farm land has to lay dormant before it can be used for housing?
 - A. We don't know, the PC didn't know the answer either.
9. Can we have details of other Parish Councils who you have contacted and built properties in their villages?
 - A. We will send details to the Clerk.

The developers have agreed to hold a meeting with residents prior to submitting any planning application.

A short discussion took place on Maldon's Local Development Plan – Pre-Submission also Mayland's proposal to carry out a Neighbourhood Plan. Any plans approved before MDC's LDP is approved would not come out of the rural allocation but would be considered a bonus on the number required to be built in the Maldon district.

The Chairman reconvened the meeting at 8.34. Thanking the developers for attending.

124. Finance.

Payments & Receipts. Cllr Hawkes proposed accepting the payments and receipts listed below. Cllr Pettitt seconded the proposal, all in favour. Cheques were signed and verified.

		Payments	
18-Mar-14	A & J Lighting	Street Light Maintenance	50.40
18-Mar-14	A & J Lighting	TC Lighting Maintenance	42.90
18-Mar-14	Cummins & Jennings	ABUS Keys	12.00
18-Mar-14	Se-al Chq to J Oatham	Disable Toilet Alarm fixed	57.25
18-Mar-14	C.M Smith	Artwork for Signs LPF	120.00

18-Mar-14	Diamond Windows.	Window deposit	500.00
18-Mar-14	Maldon District Council	Rangers January	104.26
18-Mar-14	Maldon District Council	Rangers February	104.26
18-Mar-14	Maldon District Council	Rangers March	104.26
18-Mar-14	Officels	Stationary	139.52
18-Mar-14	Officels	Stationary Parish Plan	35.94
18-Mar-14	Mrs S Bredo	Deposit Refund	50.00
		Salary & end of year Holiday	
25-Mar-14	Andrew Kemp	pay	103.55
		Salary & end of year Holiday	
25-Mar-14	Mr David Leete	pay	322.00
25-Mar-14	Mrs J Rackham	Salary	957.18
31-Mar-14	Revenue & Customs	Tax & NI	1021.07
Receipts			
11-Feb-14	Mayland Boxing Club	Fees February	196.00
11-Feb-14	Mrs Haywood	LPH Hire 4th February	21.00
24-Feb-14	Mayland Village Fete	Deposit	50.00
24-Feb-14	Mayland Village Fete	LPH Hire	35.00
24-Feb-14	Mrs Bredo	LPH Hire	21.00
24-Feb-14	Mrs Bredo	LPH Deposit	50.00

125. Lawling Park.

Each Cllr has received a copy of the minutes from the November LPC meeting. Tennis court for dog training. A discussion took place regarding using the TC's for training dogs. Councillors felt it was too much of a risk to use a facility used and designed for sport to be used in this way, we do not allow dogs on the football pitches and this was considered the same thing. Cllr Spires proposed allowing the dog trainer to use the courts for a monitored period; this proposal was not supported and therefore failed. Cllr Oatham proposed – no dogs in the tennis courts, the Chairman seconded this proposal, a vote was taken, 4 yes, 1 no 1 abstained, proposal, carried. Cllr Duncan took no part in the discussion or vote. **Clerk** to advise resident

It was agreed that No dog's signs should be erected outside the doors of the LPH unless they are guide dogs. **Clerk** to purchase

126. Planning.

The Chairman proposed bringing forward the developers section of 126 forward. Cllr Oatham seconded the proposal, for ease this section will be minuted in its original position on the agenda.

Developers.

The Council discussed the information given by the developers. The council appreciated the developers coming so early in their proposed development of the site in Mayland. The councillors were in agreement and were happy with this approach. The residents who attended the meeting also seemed happy with this approach. They are planning to take the residents views into consideration. We do not want overdevelopment of sites. Cllr Hawkes suggested no more than 25 houses be built, this was deemed unrealistic.

Teal Avenue was developed over 2 years and produced 35 houses.

The residents appear to have confidence in the parish council and the openness of the developers was also appreciated by the residents. Please let's keep the lines of communication open.

It might work in our favour if we accept developers but we do need improvements to the infrastructure including sewage pipe work. Cllr Spires explained how the triple cascade system worked. One pump is always working, if the need is increased then two pumps work and when the need is increased further the third pump starts working. The actual sewage plant has the capacity for 1000 more houses. If we have a NP in place we will be given 25% of the new CIL which is replacing the S106 agreement. This could be used to improve the infrastructure. A ransom strip around the village would be useful

It was noted that MDC's website www.maldon.gov.uk/LDPFAQs includes the following. *If applications for development are made in the rural villages, they will be considered against existing old local plan policies and relevant policies in the LDP. They may be considered premature pending preparation of the Rural Allocations DPD which will allocate land for development; in general the LDP protects the open countryside from developments that negatively impact upon its beauty and character.*

In the LDP the Council identifies 330 dwellings to be split between 32 villages for Rural Allocations and the Council will produce a separate Rural Allocations DPD to provide further details in relation to rural housing, employment and other developments following the submission of the LDP.

Consideration of applications for the council to make comment to the Planning Authority.

HOUSE/MAL/14/00138. Extension and alterations. 9 Nipsells Chase Mayland. 4 objections. 3 no objections. Object for the following reasons. Overdevelopment, increased pressure on parking, extension too large for size of existing property.

FUL/MAL/14/00164. Reduction of existing storage lean-to and demolition of disused barns. Erection of 2 No dwellings with associated parking area, Firth View, Steeple Road, Mayland. 7 Objections. Backland development, outside the existing planning envelope.

Cllr Pettitt gave her apologies and left the meeting at 9.35 pm

127. Neighbourhood Plan.

Does this council wish to agree a NP now or wait until after the RCCE meeting as previously agreed. (See February minutes).

A decision to carry out further actions maybe required if this council votes to produce a NP.

Cllr Spires produced a summary of the existing Parish Plan's supporting information.

The Chairman proposed that this council proceeds with a NP, Cllr Gibson seconded the proposal, all in favour. It is possible to alter the boundary between Latchingdon and Mayland. It was agreed that the meeting next week is not a Parish Council meeting but an informal meeting to discuss with the RCCE what is the correct steps to take to produce a NP. Also information regarding employing a Planning Development company will be considered, grants can still be obtained if we did so, discussing boundaries with neighbouring parishes and obtaining a list of volunteers to form a NP. Steering Group

128. Staff issues.

It was agreed that a third groundsman/caretaker would not be employed at the moment. Cllr Hawkes suggested offering the two men currently employed a proper contract and not a Nil Hour contract. Cllr Oatham suggested any decision on this should wait until after this issue is debated by the Government and hear what they have to say on the matter.

The Chairman closed the meeting at 9.55pm