

**MAYLAND PARISH COUNCIL**  
**Minutes of the Parish Council Meeting**  
**TUESDAY 13<sup>th</sup> November 2012 at 7.30pm**

Councillor Evans  
 Councillor Spires  
 Councillor Robinson  
 Councillor Hawkes  
 Mrs Rackham Clerk

Councillor Oatham  
 Councillor Duncan  
 Councillor Pettitt  
 Councillor Massenhove

One member of the public.

**116. Apologies for Absence**

None

**117. Code of Conduct & Declaring an Interest.**

None

**118. Minutes of the Parish Council meeting held on 9<sup>th</sup> October 2012**

The minutes were proposed for acceptance by Cllr Pettitt, Cllr Hawkes seconded the proposal, the minutes were signed and dated as a true record.

**119. Councillor Vacancy**

The vacancy was advertised in the Maldon & Burnham Standard, following a short interview the council unanimously agreed to co-opt Debora Gibson onto the council. Ms Gibson signed the declaration of office.

**120. Public Discussion Session**

The Chairman closed the meeting at 7.37pm to allow the resident to speak to the council but he declined to do so, the meeting was reconvened the meeting at 7.38pm

**121. Planning.**

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

**OUT/MAL/12/00452. PP-01980104.** Application for 60 bed single storey nursing home for frail elderly people in the later stages of dementia. Land at the junction of Steeple Road and Mill Road, Mayland.

9 Objections. The reasons for objecting to this application are as follows:

- This proposed development is outside the defined settlement boundary for Mayland and should therefore be refused.
- The adopted replacement Local Plan states in Policy S2 that "Outside development boundaries defined in the Local Plan, the coast and countryside will be protected for their own sake, particularly for their landscape, natural resources and areas of ecological historical, archaeological, agricultural and recreational value"

The same criteria should be applied to this location as to rural exception sites (Policy H10). There is no proof that this need cannot be accommodated in any other way;

the Parish Council does not accept the need *in this location*; the site is not generally acceptable in planning terms.

- The preamble to Policy H12 states “The most appropriate locations for such a use are considered to be large detached properties, set in grounds in a residential area and with reasonable good access to public transport and local facilities. The latter consideration will mean that proposals for conversion of properties situated outside the envelopment boundaries will not normally be acceptable” (para 4.72)

“A site unacceptable for housing development will generally be regarded as unacceptable for a new residential home. The following policy has been introduced to provide guidance for considering proposals for residential care establishments” (4.73)

Policy H12 relates only to conversion of existing buildings and does not set any policy for new developments.

- Whilst the need for such accommodation is well documented in the application, there is no justification for provision of such a facility in this location.
- Although other homes for the elderly mentioned in the supporting documents are in rural locations, they are conversions of existing large properties, within defined settlement boundaries and not new buildings in the countryside
- Steeple Road is dangerous and the extra vehicle movements will cause problems unless the speed is reduced to 30mph. However, the proposal does not propose any infrastructure delivery proposal or S106 payment.
- The village centre with shops and services is some 1.4miles distant and therefore is remote from this development.
- There is no evidence included in the application of the health authority’s support for such a development, or as to who might run it.
- This proposed development only covers part of this large site, and should not be dealt with in isolation but considered in conjunction with any proposals for the remainder of the land.

This application pre-empts the Parish Plan which will show the residents views on all developments and will be taken into consideration once they are known.

**HOUSE/MAL/12/00834.** Conversion of existing single integral garage to form play and utility room with existing garage door replaced with brick work and window to front to match existing. 6 Teal Avenue, Mayland.

4 No objections, 4 objections. Cllr Duncan abstained as he lives in this area. The Chairman used her casting vote, No objections has it.

**WTPO/MAL/12/00865.** TPO 2/04 T2 and T3 Crown lift to previous level (4m) Reduce crown back to previous trim points (last performed in 2007), reducing overhang on neighbouring properties. Reduce limb extension towards property by 2 - 3m. 61A West Avenue Mayland.

9 No objections. This council would like this work to be supervised by a professional tree surgeon.

**FUL/MAL/12/00860.** Installation and operation of a single 11kw wind turbine with a hub height of 18.3m and blade diameter of 13m. Bovill Uplands Mayland Hill, Mayland.

5 object, 4 support. Reasons for objection, MDC should put a hold on these until they have a policy, the height of this turbine is increase but the power has not, endanger of becoming a wind farm and there are enough of these on the Dengie already.

**FUL/MAL/12/00358.** Variation of condition 2 of FUL/MAL/07/00638. To change 1.8m high brickwalls to 1.8m fence. Land Rear of 8-14 & 20-24 Princes Ave. The site address has been amended. Your original objections will remain. Noted

**LDE/MAL/12/00201.** Claim for Certificate of Lawfulness. See letter. Original application and the views of this council were as follows: - *Siting of a caravan for holiday purposes, access and hardstand. Land Adjacent 10 Mill Road, Mayland. 7 Objections. The council is concerned that it is setting a precedent for more permanent homes or more caravans for holiday use. May 2012.* Noted.

### **Decisions made by the local Planning Authority**

**FUL/MAL/12/00616.** Construct new two storey residential dwelling to side of main house and the creation of its own curtilage. Whispering Trees Mayland Green Mayland Essex  
Refused

**HOUSE/MAL/12/00653.** Extension of existing dormer windows and single storey pitched roof rear extension. Windwhistle 8 Imperial Avenue Mayland Essex  
Approved

**HOUSE/MAL/12/00601.** Extension to existing single storey attached garage to form proposed enlarged double garage. 21 Tern Close Mayland.  
Approved

### **Appeals**

None

### **122. Finance.**

Payments & receipts. Two Cllrs signed each cheque, Cllr Robinsons proposed to accept the payments, receipts and petty cash payments as listed below, Cllr Pettitt seconded the proposal, all in favour.

<b>Payments</b>			
Date	Payee	Service/supply	Gross
23-Oct-12	Safetyshop	Stencils	161.94
23-Oct-12	Maldon District Council	VAT on inv. 68599	16.28
12-Nov-12	Cummins & Jennings	Sundry, items	26.40
12-Nov-12	Cummins & Jennings	Boots & Boiler suit	48.80
12-Nov-12	Ernest Doe & Sons Ltd	HP 2 Stroke oil	17.52
12-Nov-12	L J Green Construction	Drainage slits in path	180.00
12-Nov-12	Maldon District Council	Park Ranger Sept	97.70
12-Nov-12	Maldon District Council	Park Ranger Oct	97.70
12-Nov-12	Reliable Fire Protection	Equip changing area	215.86
12-Nov-12	Royal British Legion- BOC	Poppy Wreath	17.00
12-Nov-12	Rigby Taylor	Duraline Dual	240.54
12-Nov-12	A & J Lighting	Annual maint visit	237.00

12-Nov-12	A & J Lighting	Street light main	50.40
12-Nov-12	A & J Lighting	TC lighting main	42.90
12-Nov-12	Office is	Stationary	87.58
12-Nov-12	MSJ Garwood & Son	Cut Wildlife Area	72.00
12-Nov-12	MSJ Garwood & Son	Aeration etc.,FP	248.88
12-Nov-12	MSJ Garwood & Son	Removal hedge BF	348.00
12-Nov-12	MSJ Garwood & Son	Grass Cutting	1357.79
12-Nov-12	Mrs J Rackham	Petty Cash	100.00
23-Nov-12	Mrs J Rackham	Salary	933.83
23-Nov-12	Mr T Blowers	Salary Oct	316.71

### Receipts

08-Nov-12	Mayland Football Club	Fees	444.00
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### Petty Cash

22-Aug-12	DHBUG	Membership fee	5.00
22-Aug-12	Wickes	Guttering	3.49
17-Sep-12	Mayland Service Station	Petrol	7.06
02-Oct-12	Jessops	Gift card photo comp	26.99
02-Oct-12	Timpson	Keys cut	18.45
11-Oct-12	Post Office	Stamps	6.00
25-Oct-12	Post Office	Stamps	26.40
29-Oct-12	All Seasons	Cleaning Materials	5.00

S106 fund. A full and frank discussion took place with regard as to what to spend this money on, The Chairman proposed that the cost of the new roof for the Lawling Park Hall should come from the S106 money, Cllr Pettitt seconded the proposal, this proposal was withdrawn, Cllr Spires proposed this council sets aside money from the S106 agreement for a new hall only Cllr Pettitt seconded this proposal, no other Cllr voted in favour of this proposal, proposal failed.

#### **Cllr Oatham left the meeting at 9.15pm**

Cllr Spires proposed money from the S106 fund would be used to renew the Lawling Park Roof, the Chairman seconded this proposal, 8 remaining Cllrs voted unanimously in favour of this proposal, motion carried.

#### **Cllr Massenhove gave his apologies and left the meeting at 9.20pm**

Budget requests. A copy of the draft budget was given to each Cllr. The advice from EALC was discussed and it was agreed that the final decision will be made at the December meeting of this council. The Chairman suggested the agenda for December to be kept short to allow time to discuss the budget fully. **Clerk to action.**

### **123. Highways.**

Cllrs report of any problems and actions that maybe required.

Mayland sign in Steeple Road at Steeple end of road has not been repaired. The Drive at the junction with Imperial Avenue needs urgent attention following an accident. Both these items have been reported to Highways previously.

Highway Panel Minutes. Noted.

### **124. Lawling Park.**

A copy of the minutes from the October meeting has been sent to each Councillor. Any questions may be put to Cllr Spires. Cllr Spires reported that an order for work to investigate

the problem with the flood lights has been placed. Cllr Hawkes asked if the Rangers were working. The members of the LPC committee responded that whilst they are only employed three hours a month they have made a difference. If a problem arises the Clerk can contact them and they come out as requested. Vandalism has decreased since CCTV and Rangers were introduced to the park. Unfortunately we do not use them anywhere else in the village. Cllr Hawkes also asked about a baby swing. Cllr Spires advised the council that this is in the ten year plan. Cllr Hawkes said we are still getting dogs on the LPF. Cllr Spires reported that there are no signs of Ash die back at Bakersfield. He agreed he would check the nature reserve.

### **125. Parks & Open Spaces.**

Cllrs report of any problems and actions that maybe required.

Letter from Resident. Re: Nature Reserve. A resident wishes to catalogue the wildlife in the MNR, it was agreed that he doesn't need permission from this council to do so. He has also offered to help with any clearance work. It was agreed that we would contact him in future when we have any clearance days. **Clerk** to action.

Risk Assessment update. A draft form was circulated. The new caretaker will be carrying out RA inspections and a report will be given to the Clerk.

### **126. Village Environment**

Incudes: Lighting, Vandalism, Sea Wall, Transport Parish plan.

Cllrs report of any problems and actions that maybe required.

Light out opposite 1 Imperial Avenue; litter in Gladwell Walk a problem. **Clerk** to action.

Transport – bus timetables incorrect. We will write to advise ECC. **Clerk** to action.

Sea Wall – A stairway from the end of North Drive to the sea wall has been erected by the Environment Agency. The work on the sea wall by the Environment Agency has been delayed until spring as hibernating slow worms have been found in large numbers along the wall. These are a protected species.

Parish Plan – 50 blank copies have been left at the post office so anyone can pick up a copy if they haven't received one with the Maylands Mayl.

### **127. Councillors Report**

Nothing to report.

### **128. Agenda items.**

Increase expenditure on Park Rangers.

The Chairman closed the meeting at 9.53pm

The next meeting will be held on 11<sup>th</sup> December, any agenda items must be sent to the Clerk by 3<sup>rd</sup> December.