



Minutes
of the meeting of
MAYLAND PARISH COUNCIL
held in the Lawling Park Hall
on 8th December 2015
at 7.34 p.m.

Present: Cllr Evans (Chairman) Cllr Massenhove
Cllr Duncan Cllr Oatham
Cllr Hawkes Cllr Spires
Cllr Gibson

Clerk: Mrs J Massenhove

In attendance: D Cllr Michael Helm
1 resident

D Cllrs Penny Channer and Beverley Acevedo sent their apologies.

147. Apologies for Absence

Apologies were received from Cllr Pettitt.

148. Declarations of Interest

No interests were declared.

149. Minutes of the Previous Meeting

Cllr Spires proposed accepting the minutes from the meeting held on 10th November. Cllr Hawkes seconded the proposal, all in favour. The minutes were signed and dated as a true record.

Cllr Duncan proposed accepting the minutes from the extraordinary meeting held on 24th November. The Chairman seconded the proposal, all in favour. The minutes were signed and dated as a true record.

The Chairman closed the meeting at 7.39 p.m. and opened the public session.

150. Public Discussion

The Chairman invited the resident to speak; the resident did not have a specific issue to raise, but was interested to attend.

There was discussion relating to the timed exterior lighting at the hall not switching off correctly.

Cllr Oatham raised concern that insufficient consideration is given to parking provision when planning applications are considered. He cited two recent examples (one of consent being granted, one of consent being refused), in which the planning decision made will potentially put more strain on parking provision. D Cllr Helm responded that once a planning decision has been made, it cannot be changed unless another application is made.

Updating on Maldon District Council issues, D Cllr Helm stated that there is no further update on the LDP and no further update on tree works at the old orchard; this matter is still under investigation.

Cllr Duncan spoke of the unsuitability of certain bus shelters in Latchingdon. D Cllr Helm said that he will pass this information to the clerk at Latchingdon.

The Chairman closed the public session and re-opened the meeting at 7.55 p.m.

Cllr Hawkes gave her apologies and left the meeting at 8.00 p.m.

151. Finance

Councillors received a list of all payments and receipts approved by the Finance Committee. Cllr Massenhove proposed accepting both the payments and receipts. Cllr Spires seconded the proposal. 5 in favour, 1 against, motion carried. The payments and receipts are listed in this month's Finance Committee minutes.

It was noted that one of the floodlights has been facing the wrong direction for some time and that this should have been rectified under the lighting maintenance agreement. Clerk to contact the lighting contractor.

Verification of the bank reconciliation at the Finance Committee meeting was noted.

152. Planning

The following applications were considered and comment to the Planning Authority agreed: -

HOUSE/MAL/15/01144

Single storey rear extension and three storey side and rear extension and replacement roof tiles to existing dwelling.

7 Mill Road Mayland Essex CM3 6EQ

6 object, therefore the recommendation to MDC is the refusal of planning permission for the following reasons: -

- The application is contrary to policy D1 of the submission LDP as it is not in keeping with other properties in the surrounding area, particularly with regard to the additional storey.
- The property was originally a smallholding house and is a heritage asset.
- Insufficient parking is allowed relative to the number of bedrooms.

FUL/MAL/15/01190

Demolition of the existing barn and the erection of a new two bedroom bungalow with parking provisions and amenity space.

Land At Firth View Steeple Road Mayland Chelmsford

6 object, therefore the recommendation to MDC is the refusal of planning permission for the following reasons: -

- This is backlands development.
- The proposal is out of character with the surrounding area and is therefore contrary to policy D1 of the submission LDP.
- The farmshop provides a service to the local community and should not be a platform for new development. The site should remain light business use, not morph into a residential estate.
- The proposed development would be contrary to policy S8 of the submission LDP, being outside the development boundary.
- Access is insufficient to service more than the existing property. Access for emergency vehicles would be restricted.

D Cllr Michael Helm left the meeting at 8.20 p.m.

Councillors expressed a wish for the two planning applications considered to go to committee. Clerk to contact our district councillors to ask if they will request this.

The following decisions made by the local Planning Authority were noted: -

HOUSE/MAL/15/00934

Single storey side/rear extension between dwelling and garage and conversion of garage to habitable room.

15 Fels Way Mayland Essex CM3 6AN
APPROVE

FUL/MAL/15/00521
Erection of a new agricultural barn.
Land North East Of Little Ashtree Farm Steeple Road Mayland Essex
APPROVE

FUL/MAL/15/00976
Conversion of existing barn to dwelling with associated alterations.
Barn At Little Ashtree Farm Steeple Road Mayland
REFUSE

FUL/MAL/15/00840
Variation of condition 2 on approved planning permission FUL/MAL/10/01106
(Demolish existing dwelling and construct 2 residential dwellings) Change: Two
vehicle accesses
4 Wembley Avenue Mayland Essex CM3 6AY
REFUSE

Withdrawal by the applicant of the following planning application was noted: -

RES/MAL/15/00223
Reserved matters application for the approval of appearance and landscaping of a
replacement workshop under OUT/MAL/14/00130.
Manspeed Sunnyside Grange Avenue Mayland

153. Clerk's Report

The Clerk's update on matters from the previous meeting was noted. A brief verbal report was also given on points noted at recent clerks' events: -

SLCC Networking Day - A representative from ECC spoke about the availability of service level agreements, whereby parishes arrange maintenance of public rights of way at a more local level, with the cost being met by ECC.

Clerks' Forum - MDC provided information regarding the Dengie Gateway Project, the aim of which is to promote the district as a tourist destination. MDC is particularly keen to promote awareness of the shortage of tourist accommodation in the district and that funding may be available towards starting businesses to fulfil this need.

154. Lawling Park Committee *including Bakersfield, Lawling Playing Field & Dog Walk Area* Each Councillor has received a copy of the minutes from the previous LPC meeting.

Proposed Hall Extension and S106 Expenditure

There was discussion regarding the requirement for a working party. Cllr Spires clarified that a working party has been suggested purely to look into the possibilities relating to extending the hall and then to report back to full council. The Chairman added that people will need to know what is available, i.e. whether the entire S106 sum should go towards a hall extension or whether some of it may be used towards the council's 'wish list' (formed at an extraordinary meeting held in September) for renovation of the existing building.

The time and cost restriction for expenditure on an extension was noted and also that some work to the existing hall will still be required.

It was noted that the parish council is awaiting an indicative price for an extension, based on previous plans.

The Chairman suggested that nothing more can be decided at present and that the matter should be reconsidered in January. The Clerk will pursue a response from MDC regarding MPC's request for clarification of what it is permitted to spend the S106 money on.

Hedgerow at Lawling Park

Further to the cutting of trees on council land and subsequent correspondence with the resident concerned, the Chairman read aloud a response from the resident and also a supporting letter from a horticulturalist. Following discussion, Cllr Spire offered to meet with the resident. Clerk to contact the resident.

155. Neighbourhood Plan Committee

Each Councillor has received a copy of the minutes from the previous NP meeting.

Cllr Spire reported that all five surveys have now been designed and that four have been completed and analysed. The Land Owners' Survey, together with a covering letter suggesting possible land uses, is now being sent out. All forms returned are numbered and only the number is used during analysis so that confidentiality is maintained.

156. Highways

Cllr Massenhove raised the issue of the long-standing poor condition of the 'gateway' sign (situated on the approach to Mayland from Latchingdon). Essex Highways has been approached previously and it was agreed to leave the matter for the time being.

Cllr Duncan stated that parking is still an issue in Hillcrest and suggested approaching the fire service for their judgement of this. Clerk to contact the fire service regarding accessibility in Hillcrest and Teal Avenue.

Cllr Oatham reported that permitted use of the restricted byway section of Nipsells Chase is unclear to members of the general public as there is no signage relating to this. Clerk to contact Highways to enquire when 'restricted byway' signs will be put in place and to obtain information regarding use of a restricted byway by a member of the general public.

157. Parks & Open Spaces *including George Everitt Memorial Park, Cardnell Brothers Memorial Park Field & Mayland Nature Reserve*

Cllr Massenhove enquired as to the situation with the plinth at the nature reserve. The Clerk confirmed that an order has been placed for repairs to be carried out.

A quotation for treatment of an area of Russian vine at the nature reserve was considered. However, it was noted that this work cannot be carried out effectively until the spring and it was agreed that treatment of the wider affected area should be budgeted for. Clerk to obtain a quotation.

158. Village Environment *including Lighting, Vandalism, Sea Wall, Transport*

Nothing to report.

159. Footpaths

Councillors had nothing to report.

The Chairman closed the meeting at 9.40 p.m. to allow the resident to speak.

The resident reported a large fallen tree obstructing a public footpath near to Nipsells Chase. Clerk to report this to Highways.

The Chairman re-opened the meeting at 9.42 p.m.

160. CCTV

Cllr Oatham reported that all outstanding work has now been completed and that a quotation for scheduled maintenance of the CCTV system has been sought.

A quotation for CCTV signage was considered. Following discussion, it was agreed to reduce the size of the proposed signs and to reconsider the intended siting of one them within the Katonia Avenue car park. The Chairman proposed agreeing expenditure of

£150 for the purchase of the signs, Cllr Massenhove seconded the proposal, all in favour. Clerk to request permission to position a sign on the school's fence and to place an order with the supplier.

161. Hall Electricity

Figures were reviewed for electricity usage and cost over the past year. It was noted that hall usage, and therefore hall electricity usage, has increased. Electricity prices have also increased..

It was noted that the Lawling Park Committee has already resolved to recoup some cost by increasing electricity charges to hirers (as hall electricity was previously provided at a loss). The parish council also awaits the results of an investigation into a more competitive electricity tariff by the RCCE.

Clerk to investigate other supplier options.

162. Correspondence

The following correspondence was noted: -

Essex Wildlife Trust – Newsletter Winter 2015/16

EDF Energy – letter regarding the Proposed Bradwell B site

163. Items for Next Agenda

CCTV scheduled maintenance

The meeting closed at 10.00 p.m.

Dates of next meetings: -

Tuesday 15th December 2015 (extraordinary meeting to discuss budget only)

Tuesday 12th January 2016