



Minutes
of the meeting of
MAYLAND PARISH COUNCIL
held in the Lawling Park Hall
on 14th July 2015
at 7.32 p.m.

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

Clerk: Mrs J Massenhove

In attendance: D Cllr Mrs Beverley Acevedo
Martin Hull (Kember Loudon Williams LLP)
Peter Bland (Millwood Designer Homes)
approximately 35 residents

D Cllr Mrs Penny Channer and D Cllr Michael Helm sent their apologies.

The Chairman asked councillors to introduce themselves as so many members of the public were in attendance.

55. Apologies for Absence

Apologies were received from Cllr Gibson.

56. Declarations of Interest

No interests were declared.

57. Minutes of the Previous Meeting

Cllr Hawkes proposed accepting the minutes from the meeting held on 9th June. Cllr Spires seconded the proposal, all in favour. The minutes were signed and dated as a true record.

Cllr Hawkes proposed the publication of minutes in draft form until they have been approved. The Chairman seconded the proposal. All in favour. Clerk to action. All draft copies of minutes will be clearly marked as draft.

The Chairman closed the meeting at 7.35 p.m. and opened the public session.

58. Public Discussion

Martin Hull, of planning consultants Kember Loudon Williams LLP, spoke of the outline proposals that have been submitted for 50 houses on a site north of Orchard Drive and west of Nipsells Chase. Mr Hull showed an indicative layout of the site, which would have a mix of 2-, 3- and 4-bedroom properties with access from Orchard Drive;

Residents expressed a number of concerns, including: -

- Drainage
 - The Cherry Alley path and adjacent fields are prone to flooding and the sewers are already overloaded.
 - The original drains are inadequate.
- Traffic

- The proposed access would cause problems, particularly as a 4-way junction would be created at Bramley Way/ Orchard Drive/ Worcester Close and the access to the development.
- Construction traffic and the additional traffic long-term would cause congestion.
- Wembley Avenue is already a main route for residents of the Orchard estate to reach the shops, this would be worsened by this and other proposed development.
- There are two main routes out of the Dengie and congestion in Latchingdon is already a problem.
- It is already difficult to get out of Nipsells Chase for travel to work.
- The number of allocated car parking spaces available on the proposed development is insufficient.
- The increased use of Cherry Alley and the resulting additional noise would have a detrimental effect on residents' quality of life and a detrimental effect on the value of property should they wish to move away.
- It is acknowledged that new houses will need to be built, but this must not happen without additional infrastructure.
- Could brownfield sites be considered before looking at greenfield sites?
- Reference was made to Mayland's neighbourhood plan and the relative timing of this and other proposed developments.

The main issues raised were roads, sewerage and density.

Residents and councillors were informed that: -

- access from Nipsells Chase has been looked into, but the landowner is not in agreement,
- two parking spaces per house are allowed for,
- under legislation developers are duty bound to improve drainage where necessary and
- the density of the proposed development is 30 units per hectare.

The Chairman closed the public session the meeting and reopened the meeting at 8.15 p.m.

The Chairman proposed bringing forward agenda item 69, Parish Councillor Vacancy. Cllr Oatham seconded the proposal. All in favour. For ease of reference, the item is minuted in its original agenda position, although its order in the proceedings allows the newly appointed councillor to participate fully in the meeting from this point on.

59. Finance

Councillors received a list of all payments and receipts approved by the Finance Committee. Cllr Hawkes proposed accepting both the payments and receipts. Cllr Pettitt seconded the proposal, all in favour; payments and receipts accepted. These are listed in this month's Finance Committee minutes.

Verification of the bank reconciliations was noted. Bank statements and reconciliations were signed during the Finance Committee meeting.

In order for payments to be made during the Parish Council recess, Cllr Pettitt proposed the signing of cheques outside of a meeting for August only. Cllr Hawkes seconded the proposal. All in favour. All such payments will be reported at the next suitable meeting. Clerk to action.

Cllr Hawkes proposed accepting the quarterly accounts for April to June. Cllr Spire seconded the proposal. All in favour. The Finance Committee's recommendation to agree virements was noted. The Chairman proposed deferring this to the September agenda, Cllr Hawkes seconded the proposal, all in favour.

In consideration of its relevance to the public discussion, item 60, Planning, was brought forward and considered prior to item 59, Finance, although for ease it is minuted in its original agenda position.

60. Planning

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

FUL/MAL/15/00589

Erection of 3/4 bedroom chalet bungalow.
Firth View Steeple Road Mayland Essex

Councillors unanimously agreed recommending the **refusal** of planning permission for the following reasons: -

- This would be overdevelopment of an agricultural site.
- It is outside the settlement boundary.
- The road access is too narrow being a single track.
- Unlike the first property on the site, the proposed property is not necessary to support agricultural use.

HOUSE/MAL/15/00598

First floor alterations including raising height of existing roof and removal of existing dormers

Crusoes 19 Princes Avenue Mayland Essex

Councillors unanimously agreed recommending the **granting** of planning permission for the following reasons: -

- There is no additional occupancy space and therefore no additional cars.
- The windows are a considerate change as they look out front and back.

OUT/MAL/15/00610

Development of land for 50 new dwellings, new vehicular access onto Orchard Drive, internal roads, footways and cycle links, open space, and landscaping.

Land South West Of Riversleigh Nipsells Chase Mayland Essex

Councillors unanimously agreed recommending the **refusal** of planning permission for the following reasons: -

- The outline application does not tell us how the sewers will be connected to.
- It does not tell us how traffic will be managed.
- It does not tell us the ratio of land to residents.
- It does not have the infrastructure to sustain it.
- The proposed development is outside the settlement boundary and so is contrary to policy S8 of the submission Local Development Plan.
- It is contrary to policy D5 of the submission LDP, there being insufficient provision against flooding.
- It is contrary to policy T1 of the submission LDP due to the detrimental effect of the additional commuter traffic and the lack of provision for parking.
- It is contrary to policy T2 of the submission LDP due to the detrimental effect of local traffic.
- The proposed access through Orchard Drive is unacceptable.
- The increased foot traffic through Cherry Alley would be unacceptable.

D Cllr Mrs Acevedo gave her apologies and left the meeting at 8.55 p.m.

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

FUL/MAL/15/00245

Addition of one stable and extra storage
Land Adjacent 10 Mill Road Mayland Essex
APPROVE

HOUSE/MAL/15/00294

Part single, part two storey front extension and single storey rear extension.
Watersford Esplanade Mayland Essex
APPROVE

FUL/MAL/15/00332

Demolish existing dilapidated bungalow and garage. Replace with new one and half storey dwelling with integral garage.
5 Sea View Parade Mayland Essex CM3 6EL
APPROVE

OUT/MAL/15/00083

Outline application for eight houses with the matters of access and layout for determination
Land West Of Firth View Steeple Road Mayland Essex
REFUSE

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

OUT/MAL/14/01001 (Appeal Ref: APP/X1545/W/15/3002887)

Land at Firth View Farm – Steeple Road - Mayland

Outline application for eight houses with the matters of access and layout for determination
APPEALS DISMISSED

Feedback to MDC regarding major planning applications was discussed. The Parish Council would like to be informed of the planning application numbers relating to previous applications on the same site so that they can be referred to. Accuracy of the plans is also important, e.g. correct labelling of 'proposed' and 'existing' plans.

61. Clerk's Report

Each Councillor has received an update on matters from the previous meeting.

62. Lawling Park Committee *including Bakersfield, Lawling Playing Field & Dog Walk Area*

Each Councillor has received a copy of the minutes from the June LPC meeting.

63. Neighbourhood Plan Committee

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

Cllr Spires reported that the NP workshop on 4th July was not well attended and no parents and children came to the prize giving, despite fliers being distributed through the school. However his and the Chairman's visit to the school to give out prizes in assembly was well received. Four 1st prize winners were given a framed poster of their Mayland design.

64. Highways

ECC's 2015/16 salt bag scheme was discussed. The parish council decided against participation in the scheme.

It was noted that large potholes in Nipsells Chase, Wembley Avenue and the junction of Imperial Avenue with West Avenue have yet to be repaired, despite having been reported some time ago. Clerk to re-report these to Highways.

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

Cllr Massenhove proposed accepting a quotation for £225 for repair of the plinth at the Mayland Nature Reserve. Cllr Pettitt seconded the proposal. All in favour. Clerk to action.

Siting of the new bench was discussed. It was agreed to site it along the Bakersfield Walk. Clerk to confirm the exact location with Cllr Pettitt and arrange for installation by MPC staff.

Tidying of the nature reserve was discussed, in particular the overgrowth of Russian vine. It was agreed that if this work can be carried out as community service work, this should be pursued; however, if this cannot be put into place before the end of August, MPC staff will be asked to carry this out in addition to their other duties. Clerk to make enquiries.

It was reported that some of the trees which form the hedgerow around the Lawling Park playing field have been cut down to ground level. This was done without parish council permission, despite the hedgerow and the land being owned by the parish council. Clerk to write a letter before action to the residents concerned, stressing the need for remedial work to be carried out by a professional contractor with appropriate public liability insurance. Clerk also to write to residents whose properties adjoin the affected section of the playing field informing them that cutting down of the council's trees is not permitted.

- 66. Village Environment** *including Lighting, Vandalism, Sea Wall, Transport*
Nothing to report.

67. Footpaths

Cllr Pettitt proposed agreeing, a payment of £500 to ECC towards the addition of the Orchard footpath to the Definitive map by means of a 'creation', subject to landowners' prior approval of the process being implemented. Cllr Hawkes seconded the proposal. All in favour. Clerk to contact ECC once landowner approval has been confirmed.

68. CCTV

The condition of the faulty camera discussed at the previous meeting has worsened. Cllr Oatham proposed authorising a maximum expenditure of £800 to replace the faulty camera. Cllr Massenhove seconded the proposal. All in favour. Clerk to action.

It was noted that Mr Pettitt has yet to be invited to view what is being seen by the new camera at Bakersfield.

69. Parish Councillor Vacancy

Only one eligible application was received for the parish councillor vacancy. Cllr Pettitt requested clarification of the necessity for a councillor to have lived or worked in (or within three miles of) the parish for the preceding twelve months. The Clerk confirmed that this is a statutory requirement.

The eligible application was from Mr Lund, a former member of the Parish Council, who, being present at this meeting, was invited to explain his reasons for wishing to become a councillor. He was then asked to leave the room whilst his application was discussed. Cllr Spire proposed co-opting Mr Lund, Cllr Hawkes seconded the proposal, all in favour. The new councillor signed his Declaration of Acceptance of Office.

70. Car Park Licence Agreement

A draft car park licence, relating to the school's continued use of an area of the car park, was discussed. It was suggested that the school should pay a fair and reasonable proportion of the maintenance and line marking costs of the car park and this requirement should be incorporated into the new licence. Cllr Massenhove to revise the draft document for consideration at the next suitable meeting. Clerk to inform ECC that a new licence is being drafted.

Cllr Hawkes gave her apologies and left the meeting at 10.00 p.m.

71. Membership Renewal

Cllr Pettitt proposed renewing the council's membership of the Campaign to Protect Rural England (CPRE) as recommended by the Finance Committee. The Chairman seconded the proposal. All in favour. Clerk to action.

72. Signage

The Chairman proposed accepting quotations for updating the parish council's contact details on signs at the play areas and Bakersfield car park. Cllr Pettitt seconded the proposal. All in favour. Clerk to action.

73. Recycling

A request to site a charity clothing recycling bank in Mayland was discussed. Although councillors agreed the idea in principle, MPC cannot offer a suitable site.

74. Correspondence

- SEPP (South East Parking Partnership) – response to the Parish Council's request for information regarding enforcement visits to Mayland.

Councillors discussed SEPP's information that 32 parking enforcement visits have been made to Mayland in the last 12 months, resulting in zero observations and zero Penalty Charge Notices. It was suggested that a parish councillor could meet with a parking officer to show them the problem areas. Clerk to contact SEPP.

- ECC – ECC and Southend-on-Sea Borough Council Joint Replacement Waste Local Plan, public consultation.

Posters from ECC publicising this consultation have been placed on the parish notice boards.

- MDC – Planning investigation, Promenade.

It was noted that no further action will be taken regarding an investigation in relation to clearing of a site for building and the case will be closed.

- MDC – Minutes and Reports of the Council and its Committees.

These are currently being circulated amongst Mayland parish councillors.

- RCCE (Rural Community Council of Essex) – Annual Review and information regarding the RCCE's 2015 AGM.

This information was noted.

75. Items for Next Agenda

Virements

Grass cutting

The meeting closed at 10.15 p.m.

Date of next meeting, Tuesday 8th September 2015.