



**Minutes**  
of the meeting of  
**MAYLAND PARISH COUNCIL**  
held in the Lawling Park Hall  
on 8<sup>th</sup> March 2016  
at 7.30 p.m.

**Present:** Cllr Evans (Chairman) Cllr Massenhove  
Cllr Duncan Cllr Oatham  
Cllr Gibson Cllr Pettitt  
Cllr Lund Cllr Spires

**Clerk:** Mrs J Massenhove

**In attendance:** Mr R Coutts, Baca Architects Ltd  
Mr R Tkadlec, Baca Architects Ltd  
Mr L Jared, Mayland Boxing Club  
4 residents

D Cllr Mrs Penny Channer sent her apologies.

**221. Apologies for Absence**

Apologies were received from Cllr Hawkes.

**222. Declarations of Interest**

No interests were declared.

**223. Minutes of the Previous Meeting**

Cllr Spires proposed accepting the minutes from the meeting held on 9<sup>th</sup> February 2016. Cllr Lund seconded the proposal, all in favour. The minutes were signed and dated as a true record.

Cllr Duncan proposed accepting the minutes from the meeting held on 23<sup>rd</sup> February 2016. Cllr Gibson seconded the proposal, all in favour. The minutes were signed and dated as a true record.

*The Chairman closed the meeting at 7.33 p.m. and opened the public session.*

**224. Public Discussion**

Mr Jared formally informed the council that the Boxing Club has found affordable premises and will therefore be moving from the Lawling Park Hall from the beginning of April. He thanked the council, Cllr Spires in particular, for their support of the club. Councillors thanked Mr Jared and wished him and the club good luck.

Mr Coutts spoke on behalf of Baca Architects Ltd, specialists in flood resilient design. He presented brochures showing examples of the company's work and proposals for a single dwelling on a site at Sea View Parade. Particular reference was made to National Planning Policy Framework paragraph 55 and the requirement for the proposal to be exceptional in terms of design.

Several councillors responded positively to the visual appearance of the proposal. Cllr Spires stated that, there being a significant number of houses in flood zone 3 in the village, we do need to look at flood resilience and have a policy for approaching flood zone 3 for the village. Cllr Massenhove observed that, whilst he personally likes the design, he would like to have seen a more sympathetic approach and a commitment to tree planting. Mr Coutts responded that it could be made a condition of planning

permission that a planting scheme must be implemented; he confirmed that he would look at landscape design. It is likely that the plan will then formally be submitted.

*The Chairman closed the public session and re-opened the meeting at 8.20 p.m.*

## **225. Finance**

Councillors received a list of all payments and receipts approved by the Finance Committee. Cllr Pettitt proposed accepting both the payments and receipts. Cllr Spires 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. It was also noted that bank statements and reconciliations were signed during the Finance Committee meeting.

## **226. Planning**

The following appeal against MDC's decision to refuse planning permission was noted; No additional comment, or any amendment to the council's previous representation, to the Planning Inspectorate was considered necessary: -

- OUT/MAL/15/00083 PP-03888612  
Outline application for eight houses with the matters of access and layout for determination  
Land West Of Firth View Steeple Road Mayland Essex

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

- RES/MAL/15/01242  
Reserved matters application for the approval of appearance and landscaping. Following approved outline planning permission FUL/MAL/15/00683. (Vary condition 3 of application OUT/MAL/14/00130 to increase the width of the proposed building by 3.1m.)  
Sunnyside Grange Avenue Mayland Essex  
APPROVE

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

- FUL/MAL/15/00256 (Appeal Ref: APP/X1545/W/15/3136671)  
Land Adjacent Whispering Trees – Mayland Green – Mayland  
Construction of a detached two storey dwelling, together with associated parking and landscaping  
APPEAL DISMISSED

The following application was noted (no comment to the Planning Authority is required): -

- PDE/MAL/16/00222  
Rear extension which would extend beyond the existing rear wall of the original house by 5.3m, maximum height 3m, height to eaves 3m.  
267 Esplanade Mayland Essex CM3 6AL

## **227. Clerk's Report**

The Clerk's update on matters from the previous meeting was noted.

## **228. 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.

Further to a request by Mayland Village Football Club made at February's Lawling Park Committee meeting, Cllr Spires proposed permitting the football club to defer payment of the remainder of their fees for the current season until May. Cllr Massenhove seconded the proposal. 7 in favour, 1 against; motion carried. Clerk to inform the Football Club.

**229. S106 Expenditure**

The Chairman expressed concern regarding the deadline for S106 expenditure and suggested that a way forward could be to have the 'wish list' project managed. Councillors expressed support for this suggestion.

Cllr Spires presented a drawing showing a revised plan for works to the Lawling Park Hall, to include the following: -

- removal of main hall toilets and partitions;
- extension of the kitchen;
- fitting of tables with seating;
- removal of the box storage;
- removal of the main store and conversion into a stage area;
- lockable cupboards for hirer storage and
- extension of the building to provide a meeting room and store room.

Cllr Spires proposed modification of the Lawling Park Hall according to the drawing. The Chairman seconded the proposal. All in favour. Clerk to forward the drawing to MDC's S106/CIL Officer for confirmation that it meets the requirements of the S106 Agreement. Clerk to identify potential project managers and costs.

A further suggestion was made of an additional door across the changing room corridor such that the referee's room and changing rooms may be used independently of the main hall and toilets.

**230. Neighbourhood Plan Committee**

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

It was noted that a meeting to discuss rural allocations has been postponed by MDC. As yet, a revised date has not been offered.

**231. Highways**

Repeated damage to resident's wall, due to large vehicles turning at the far end of Imperial Avenue, was brought to the council's attention. The resident feels that the problem could be alleviated by signage further back along the road to make drivers aware of the unsuitability of the road for turning. District Cllr Bob Boyce is aware of the issue and has requested signage through the Local Highways Panel. It was agreed to write to Highways giving the parish council's support for this. Clerk to action.

Further to communication from a resident, pavement parking and lack of enforcement of double yellow lines were discussed. Councillors share the resident's concerns. It was agreed to write to Highways and South Essex Parking Partnership to bring these concerns to their attention, highlighting particular problem areas within the village. Clerk to action.

Response from Highways regarding congestion though Latchingdon was noted; this matter has previously been investigated by the South Essex Parking Partnership, and parking restrictions declined.

Cllr Oatham requested that a formal request is made to Highways for traffic measurement through Steeple Road at the end of The Drive. This could then serve as a comparison to gauge the effect of future development on the volume of traffic using this route. Clerk to contact Highways.

It was noted that maintenance of the 'gateway' is now on the Local Highways Panel list of schemes. It was agreed to await the outcome of this before considering a planted trough (which would require a Licence to Plant from Highways) in front of the gateway.

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

Use of the parish car park for school parking continues to be monitored.

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

It was noted that some buses are continuing to travel along Nipsells Chase, rather than the temporary route along Drake Avenue, despite the limited space due to the sewerage works currently being carried out. Clerk to contact bus company for clarification.

A campaign to gain an improved Sunday train service on the Southminster branch line was noted. It was agreed to send a letter of support to North Fambridge Parish Council. Clerk to action.

**234. Footpaths**

It was noted that the parish council's application has now been submitted to ECC for the addition of the footpath between Sea View Parade and Nipsells Chase to the Definitive Map of Public Rights of Way.

**235. CCTV**

Cllr Oatham reported that, whilst working on a damaged CCTV cable, he had observed evidence of rats. It appears they have found a route under the building through spaces alongside sewer pipes; infilling of these gaps is required. Clerk to liaise with Groundsman.

**236. Annual Review 2016**

Cllr Duncan proposed accepting a quotation of £467.75 for printing of this year's Annual Review. Cllr Massenhove seconded the proposal. All in favour. Clerk to action.

**237. Defibrillator**

Several options for funding/purchase of a defibrillator having been considered, the Chairman proposed procurement of a defibrillator and box by means of an S137 donation of £1340 to the East of England Ambulance Service via the local responder group. Cllr Oatham seconded the proposal. All in favour. Clerk to action.

**238. Maylands Mayl**

Recognition of the editor's long-term contribution to the parish was discussed further.

**239. Consultation**

London Southend Airport's consultation on its Proposal to Introduce Standard Instrument Departure Procedures was noted. No action required.

**240. Commemoration of The Queen's 90<sup>th</sup> Birthday**

The purchase of commemorative coins for pupils of the school was considered but decided against due to the cost involved.

**241. Correspondence**

- Performing Rights Society – return for the year ended 31<sup>st</sup> March; Clerk to complete and return this.
- The Pensions Regulator – a letter confirming the parish council's staging date for automatic enrolment, 1<sup>st</sup> April 2017, was noted. Clerk to arrange for an advisor to speak to the council regarding appropriate schemes.

**242. Items for Next Agenda**

Picnic/garden areas

The meeting closed at 10.06 p.m.

Date of next meetings: -

- Tuesday 22<sup>nd</sup> March (extraordinary meeting to discuss planning)
- Tuesday 12<sup>th</sup> April 2016