



Minutes
of the extraordinary meeting of
MAYLAND PARISH COUNCIL
held in the Lawling Park Hall
on Tuesday 24th November 2015
at 7.20 p.m.

Present: Cllr Evans (Chairman) Cllr Lund
Cllr Duncan Cllr Oatham
Cllr Hawkes Cllr Spires

Clerk: Mrs J Massenhove

In attendance: 6 residents

143. Apologies for Absence

Apologies were received from Cllrs Pettitt, Gibson and Massenhove.

144. Declaration of Interests

None.

The Chairman closed the meeting at 7.22 p.m. to allow public discussion.

145. Public Discussion

Residents addressed the Council regarding planning application OUT/MAL15/00610.

In particular, residents expressed their wishes that views submitted previously will still be taken into account.

A resident asked whether the parish council has plans to meet with the developers. The Chairman replied that the developers have attended two previous parish council meetings, but there has been no subsequent communication. Any comment resulting from *this* meeting will be submitted directly to Maldon District Council.

A resident asked if the Neighbourhood Plan Committee will be meeting with the developers. Cllr Spires responded that the NP Committee will be contacting all land owners. The Chairman added that once the Neighbourhood Plan is in place, Mayland will have better control over local development.

The Chairman closed the public discussion session and reopened the meeting at 7.27 p.m.

146. Planning

Further to receipt of additional information, including revised layout and further ecological information, the following application was considered and comment to the Planning Authority agreed: -

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 objected to this application unanimously. Therefore the recommendation to MDC is the **refusal** of planning permission, for the following reasons: -

- Vehicular traffic has only one entry/exit, being via Orchard Drive.

- The proposed pedestrian and cycle entry/exits are onto St Peter's Way which is very narrow.
- Parking provision on the development is inadequate for a rural area, especially considering the number of larger houses proposed – the proposal does not appear to use the land efficiently.
- This area of the village already has significant parking and traffic issues, especially parking on the bend of Orchard Drive – the proposed main approach to the development.
- Traffic through Wembley Avenue, a main route for residents of the Orchard estate to reach the shops, would be worsened by this development.
- Congestion on Nipsells Chase would also be worsened by the additional traffic.
- This development would increase the traffic on the already congested roads through Latchingdon. In the event of a major emergency, there would be no way out of the area.
- There would be noise nuisance to adjacent properties, particularly by the increased use of Cherry Alley.
- Foul water drains and surface water drains are inadequate.
- The proposal is outside the development boundary.
- There are several other similar sites to be considered before creating a vision for the village. The proposal is therefore premature and predisposes possible selection.
- Maldon already has a 6½ year stock of housing land, so there is no need to use land outside of the development boundary.

The meeting closed at 7.40 p.m.

Date of next meeting, Tuesday 8th December 2015