

**Minutes**  
of the MAYLAND PARISH COUNCIL  
**NEIGHBOURHOOD PLAN COMMITTEE**  
meeting held in the Lawling Park Hall  
on Tuesday 5<sup>th</sup> December 2017  
at 7.00 p.m.

**Present:**

Cllr Spires (Chairman)	D Abernethy
Cllr Edwards	R Abernethy
Cllr Evans	A Duncan
Cllr Theckston	J Logie
	L Sampson

**Clerk:** Mrs L Whitefield

**42 Apologies for Absence**

Apologies were received from L. Haywood as her father was ill.

**43 Declaration of Interests**

Cllr Theckston declared an interest in item 48 – Paton Place, Nipsells Chase.

**44 Minutes of the Previous Meeting**

Cllr Evans proposed accepting the minutes from the meeting held on 3<sup>rd</sup> October 2017. Cllr Edwards seconded the proposal, all in favour. The minutes were signed and dated as a true record.

**45 Public Discussion**

No members of the public were present. Comment on agenda to be disregarded.

**46 Mapping Tools**

Further to the meeting with Maldon District Council, Cllr Spires reported on the following points:

- Recent survey suggests residents do not want high density housing estates. The mapping tool allows a person to go over the map area and it measures the number of properties per hectare.
- Anglian water and sewer water were noted. This is graded on the Schar list as green, amber or red. The sites around Mayland are graded amber. Every site needs mitigation of rainwater – SuDS scheme. Some houses suffer from flooding.
- All sewer capacity is deemed to be red and governed by diameter and size of sewers. The sewer system also covers Steeple.
- This tool will save a lot of time in trying to get these results ourselves.
- The survey listed the number of houses per hectare. Cllr Edwards suggested going back to the residents and asking which areas they want to be developed. Bear in mind the traffic, evidence from the surveys, and what the villagers want.
- There must be a play area within half a mile of each development.

Discussion centred around Parish councils leading on housing developments in the village. When the Neighbourhood plan is in place, 25% of funding will come to the Parish council.

**47 RAG report**

This is the impact on the areas of land. Environmental impacts will be required to be undertaken.

Discussion centred around Mill Road care home. Details of planning need to be changed so that access to the main road can be made. Also the fact that the glass houses have disintegrated into the top soil which means that the glass would have to be removed prior to building. This could increase the cost of the building works.

Landowners expect a reasonable return on their land. The mapping tool will give the number of properties per hectare.

**48 TPO Order 17/17 Paton Place**

Residents would like to see this site as a nature reserve or the orchard resurrected. Discussions with the current landowners have not taken place as yet. TPO on temporary basis subject to confirmation of all those who live in North Drive who back onto the wood.

**49 Consultation**

- Cllr Spires has received approximately 200 returned surveys. He is currently developing a tool to analyse the results. Cllr Edwards stated he can help with input of results once the tool is developed.
- Village Festival – MPC to have a stand at the festival to explain progress of Neighbourhood Plan. Discussion around getting a map of the village to highlight what is happening in different areas.

**50 Progression of the Draft Plan**

- We now know more details of what MDC require. Burnham NP does not have as much detail in their plan. Cllr Edwards has split the draft into three sections to make it easier to manage. He will contact Jamie regarding the original plans.
- Mr Abernethy has had a meeting with the committee for the Henry Samuel Hall. They want MPC to take it over in the new year. Voting at the AGM will decide. Sue Shepherd will come to the MPC meeting and will train someone to take over the running of the hall. An extraordinary meeting will be called to discuss this item. Quotes needed to upgrade Henry Samuel Hall.

**51 Items for Next Agenda**

Survey Report  
Mapping Tools to practice

The meeting closed at 8.40 p.m.

Date of next meeting, Tuesday 6<sup>th</sup> February 2018