



**Minutes**  
of the meeting of  
**MAYLAND PARISH COUNCIL**  
held in the Lawling Park Hall  
on Tuesday 11<sup>th</sup> April 2023  
at 7.00 p.m.

**Present:** Cllr Haywood (Chairman) Cllr Chandler  
Cllr Harding Cllr Spires  
Cllr Oatham Cllr Morris  
Cllr Bush

**Clerk:** Mrs L Whitefield (working from home due to Covid)

**In attendance:** D/Cllr Penny Channer, 2 residents

**141 Members' Apologies for Absence**

None

**142 Declaration of Interests**

None

**143 Minutes of the Previous Meeting**

Cllr Chandler proposed accepting the minutes from the Parish Council Meeting held on 14<sup>th</sup> March 2023. Cllr Spires seconded this proposal. All in favour.

**144 Public Discussion**

D/Cllr Penny Channer will send her monthly report to the clerk for circulation to the council.

**145 Planning**

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

- **23/00268/HOUSE PP -12006102**

Extension to existing outbuilding  
8 Promenade, Mayland

2 Against and 5 for this proposal. Therefore, the recommendation to MDC is to raise no objection. Comment added that this building is not to be used for commercial purposes.

- **23/00249/OUTM PP -11668230**

Outline planning application with all matters reserved except for primary means of access landscaping, highways, drainage and other infrastructure works  
Land West of David Fisher Way, Southminster

All objected to this proposal. Therefore, the recommendation to MDC is the refusal of this proposal. The following reasons are given:

- S1 Sustainable Development
- S2 Strategic Growth
- S3 Place Shaping
- S6 Burnham on Crouch Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Build Environment
- E1 Employment
- E2 Retail Provision
- E3 Community Services and Facilities

- H4 Effective use of land
- N1 Green infrastructure Network
- N2 Natural Environment and Biodiversity
- N3 Open Space, Sport and Leisure
- T1 Sustainable transport – bus services are near to non-existent
- T2 Accessibility
- I1 Infrastructure and Services
  
- There are limited/no school places or provision to cater for current housing in the Dengie Also insufficient doctors or dentists in the area
- The services for Gas, Electricity and Water are sufficient currently, but what extra capacity can they take? Sewage is a particular issue. There is limited capacity at all nearby plants for extra housing.
- The nearest hospital with an A&E is Chelmsford. Ambulance waiting times are at an all-time high.
- Road traffic will increase around the Southminster/Burnham areas. The Dengie is served by just 2 routes. ie. Latchingdon and the lower Burnham road causing a danger to life with the inability of emergency services to get through at peak times and when roadworks are in progress.
- Other points raised include the effect on the landscape, the environment, the local wildlife, the carbon footprint of this development, the increased risk of flooding and excess surface water and lastly employment.

- **23/00205/HOUSE PP -11855750**

S73A application for an outbuilding  
4 George Cardnell Way, Mayland

No objections to this proposal

- **23/00263/FUL PP -12006042**

Construction of a new detached bungalow  
Blackwater Croft, 8A West Avenue, Mayland

No Objections to this proposal

- **23/00072/HOUSE PP -11883723**

Single storey front extension and garage conversion  
17 Orchard Drive, Mayland

No Objections to this proposal. Cllr Chandler abstained from voting as he knows this resident.

- **23/00076/FUL PP -11874283 (from March meeting)**

Change of use from agricultural building to 2 bedroom bungalow (C3 use) and alterations to fenestration  
Land North West of Riversleigh, Nipsells Chase, Mayland

All objected to this proposal. Therefore, the recommendation to MDC is the refusal of this proposal. The following reasons are given:

- Original planning was granted for the bungalow on a Live/Work basis.
- To change the use would allow bungalow to be separated from the agricultural use relating to the “Apple Barn”
- This would allow its sale as a private dwelling
- Approval of this would not only set a precedent, but severely damage the integrity of MDC who allowed this build purely as Live/Work agricultural use.
- This would also conflict with:
  - a) S1 Sustainable Development
  - b) S2 Strategic Growth
  - c) S8 Settlement Boundaries and countryside

- d) E1 Employment
- e) H7 Agriculture and essential workers accommodation

## **DECISIONS**

- **LDP/MAL/23/00044**

Claim for lawful development certificate for a proposed rear extension and garage conversion  
14 Heron Way, Mayland

**APPROVED**

- **FUL/MAL/23/00058**

Provision of 4no. new car parking bays  
Whitefield Court, Mayland Green, Mayland

**APPROVED**

- **HOUSE/MAL/23/00061**

New detached garage to the front of the property  
93 Imperial Avenue, Mayland

**REFUSED**

- **VAR/MAL/22/01063**

Section 73A application for the variation of condition 2 (approved drawings) of planning permission 16/01492/FUL (Proposal for a replacement dwelling to re-establish the street frontage along Sea view Parade)  
Seal Point 10 Sea View Parade, Mayland

**APPROVE**

## **146 Finance**

All Councillors received a list of all payments and receipts. The approved payments and receipts are listed below: -

<b>TRANSFERS</b>	<b>FROM</b>	<b>TO</b>	
<b>PAYMENTS</b>			<b>NET</b>
<b>Date</b>	<b>Payee</b>	<b>Service/supply</b>	
08-Mar-23	County Broadband	Community WiFi	24.17
13-Mar-23	Amazon	Crafts for coronation event	16.65
13-Mar-23	Amazon	Crowns x 3 for Coronation event	26.21
13-Mar-23	Amazon	Laminating Pouches	11.29
16-Mar-23	Timpson	Memorial Plaque	35.00
22-Mar-23	Mr D Leete	Repair to hedgecutter (Derek)	42.00
24-Mar-23	Amazon	Rechargeable batteries for phone	7.07
24-Mar-23	Ebay	3 x Cellophane cones for sweets (Coronation)	12.96
30-Mar-23	Mayland Service Station	Petrol for strimmer	11.91
31-Mar-23	Troy Planning	For ongoing client liaison Oct 2022	250.00
03-Apr-23	Timpson	Memorial Plaque for Paul Adams	40.00
06-Apr-23	Fasthosts	Linux PHP Extended Support	5.78
06-Apr-23	County Broadband	Community WiFi	24.17
11-Apr-23	Fasthosts	Monthly subscription	5.00
11-Apr-23	Voipfone	Renewal Fee	3.00
17-Mar-23	Maldon District Council	Community Engagement Officers Jan-Mar 2023	431.28

11-Apr-23	RCCE	Membership for Village Halls/Community buildings	60.00
11-Apr-23	Troy Planning	For amendments to draft NDP and preparation of draft Reg 14 consultation material	2,000
11-Apr-23	Cummins & Jennings Ltd	4 x Cans of dark green paint for benches	75.50
03-Apr-23	MSJ Garwood	Pitch marking for March	236.90
11-Apr-23	K Sparkes	Deposit Refund 25/3	40.00
11-Apr-23	A Farrimond	Deposit Refund 25/3	50.00
14-Apr-23	NEST	Staff Pension	93.34
25-Apr-23	MPC Staff	Staff Wages	1,847.24
			<b>6,059.66</b>

#### RECEIPTS

16-Mar-23	Essex County Council	Locality Fund for plants (Sensory garden)	300.00
20-Mar-23	S Gould	Memorial Plaque (Paul Adams)	45.00
27-Mar-23	H Enstone	Donation for Lemonade stall (Coronation)	30.00
30-Mar-23	Discover & Explore	Messy play for March	120.00
31-Mar-23	Mayland Youth club	Hire fees for Jan-Mar 2023	150.00
04-Apr-23	Mayland Football Club	Hire Fees & Deposit for 3/6/23	110.00
05-Apr-23	Yamas Events Ltd	Donation for bar (Coronation)	30.00
			<b>785.00</b>

- Cllr Spires proposed that these payments be accepted. Cllr Chandler seconded this proposal. All in favour.
- Cllr Haywood proposed that the affiliation fee for EALC/NALC will not be renewed. Cllr Spires seconded. All in favour. Clerk to inform EALC.
- Bank Reconciliations verified and signed by Cllr Spires outside the meeting as the clerk was not present.

#### 147 Clerk Matters

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

#### 148 Lawling Park Committee *including Bakersfield, Lawling Playing Field & Dog Walk Area*

- Tennis Court Refurbishment – Tarmac still needs to be completed on double court. To then raise money for astraturf on top of asphalt. Football club confirmed they would use court for practise.
- Quote for football goals – Cllr Spires proposed to look into options for goals at each end of single court. Cllr Bush seconded. All in favour. Clerk to make enquiries with other parishes.
- Quote for replacing floodlight bulbs – Long term plan is to change all the bulbs as the ones in there are out of date. Clerk to look at other options.
- Floodlight meters to switches – Discussion over meters. Need press switches. To look into.
- Water Treatment charges – Need risk assessment to be able to test water ourselves. Cllr Harding proposed to carry out testing ourselves. Cllr Spires seconded. All in favour.

#### 149 Village Environment

- Cllr Haywood went through plans for Coronation and who was attending.
- Cllr Haywood proposed to purchase a ton bag of shingle up to the value of £100 for the Nature reserve in Nipsells chase to help with the muddy paths. Cllr Harding seconded this. All in favour.

#### 150 Neighbourhood Planning Committee

Cllr Spires updated the council. Troy Planning have now received communication with Maldon District Council regarding the Neighbourhood plan. They have looked favourably at our plan but will wait for their Local Development Plan to be updated to see if it will affect us.

**151 Exclusion of the Public (s.1, Public Bodies (Admission to meetings) Act, 1960)**

Cllr Harding proposed that the public be excluded from the meeting due to the confidential nature of the discussions regarding a legal matter. Cllr Chandler seconded this. All in favour.

**152 Legal Matter**

A legal matter was discussed and the council will wait for a response from their solicitors.

**153 Matters for next Agenda**

Meeting closed at 8.32pm