

TOLLESHUNT KNIGHTS PARISH COUNCIL

Minutes of the **Ordinary Meeting** held on Monday 19th August 2019 in the Village Hall, Top Road, Tolleshunt Knights.

PRESENT:

Chair – Councillor D Tungatt

Vice Chair – Councillor M Porter

Councillors Mr Cook, Mrs Dennis, Mr Long and Mrs Thompson.

Miss V Banyard (parish clerk). Seventeen members of the public were present.

TO RECEIVE QUESTIONS/ENQUIRIES FROM MEMBERS OF THE PUBLIC, TO RECEIVE AN ANSWER AT THE APPROPRIATE POINT IN THE MEETING

Residents expressed their concern at the proposal for a traveller site at Ambergate Farm Blind Lane. It was noted that the enforcement officer has already visited the site as hard standing has been put down without permission, and lorries have caused obstructions so that residents were unable to enter and exit their properties. Other activities have also taken place without planning permission.

Residents also raised concerns about a proposal to build seven dwelling on the Woodacre site in D'Arcy Road. Access issues could arise given the amount of speeding traffic on the main road, and the site is considered to be unsustainable.

2675/19 TO RECEIVE APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST IN THE MEETING'S AGENDA ITEMS

Apologies for absence were received from Councillor Mrs Dennis.

No Declarations of Interest were made.

2676/01 TO APPROVE THE MINUTES OF THE ORDINARY MEETING HELD ON 15th JULY 2019

It was **RESOLVED** to approve the Minutes of the above Meeting.

2677/01 TO CONSIDER ANY ITEMS OF INFORMATION FROM THE ABOVE MINUTES

No issues were raised.

2678/01 TO CONSIDER PLANNING APPLICATIONS WHICH MAY BE RECEIVED AND OTHER PLANNING ISSUES

The following decision by Maldon District Council was noted:

HOUSE/MAL/19/0063	Linacre Brook Road Tolleshunt Knights	First floor rear extension and single storey rear extension. Approved.
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2678/02 New applications – the following applications were considered :

19/00830/HOUSE – 5 Stockhouse Close Tolleshunt Knights.

Single storey rear and side extension and demolition of conservatory.

It was **RESOLVED** to make no comment on this application.

19/00792/FUL – Ambergate Farm Blind Lane Tolleshunt Knights.

The use of land for the stationing of caravans for residential purposes for 1no. traveller pitch together with the retention of additional hard standing, utility/dayrooms and retention of existing stable buildings ancillary to that use.

It was **RESOLVED** to object to this application on the following grounds:

- The proposal would result in an unsustainable development remote from essential support facilities and community services. It lies outside the village settlement boundary and is inaccessible by a range of means of transport. (Policy H4 LDP.)
- Policy H6 of the Local Development Plan states that existing Traveller sites should be expanded and intensified rather than new sites created. There is already an under-used Traveller site just over half a mile away from the proposed site at Horseshoes Kelvedon Road Tolleshunt D'Arcy.
- The applicant has not provided sufficient justification to warrant the approval of such a development within the countryside, especially as the site does not have "access to essential services" and does not have "convenient access, preferably by pedestrian, cycle or public transport, as well as by private car, to key facilities." (Policy H6 LDP para 3b.)
- There is concern about access to the site with large vehicles, due to the narrowness of Rectory Road and Blind Lane. Residents have already expressed concern that their private drives have been blocked by large vehicles laying hard standing at the site, causing them to be unable to access their own properties. There was in fact no planning permission for this work to be done.
- The application form for the proposed development states that vehicle parking is not relevant to this proposal but the Design and Access Statement describes the site as having "adequate parking for a minimum of 2no. vehicles of less than 3.5 T." The application does not state the number of caravans that it is intended to park at the site, but it is understood that 1 pitch constitutes 1 mobile home and 1 caravan.
- It would result in an unwarranted development in the open countryside and would be an unwelcome visual intrusion into an open and undeveloped part of the rural area. It would fail to protect or enhance the natural beauty, tranquillity and traditional quality of the rural landscape setting.

19/00824/FUL – Woodacre 38 D'Arcy Road Tiptree

Demolition of existing care home and construction of 7No. C3 dwellings, parking, new SuDS pond, fences to existing gardens and access to existing paddock

It was **RESOLVED** to object to this application on the following grounds:

- The site lies outside the village settlement boundary in an unsustainable location, with no access to community facilities. Tolleshunt Knights is described in the Local Development Plan 2014–2029 Policy S8 as "A smaller village ... a defined settlement containing few or no services and facilities, with limited or no access to public transport, very limited or no employment opportunities."
- Of the proposed seven dwellings on this site five are to be 4+ bedrooms. This does not provide a satisfactory housing mix as the need in the Maldon district has been shown to be for 1 and 2 bed units. The Local Development Plan stated that: "The Council will encourage a greater proportion of one and two bedroom properties to be developed." (LDP Policy H2)
- Residents would have to rely heavily on the use of private cars given that the bus service through the village is very limited, with no safe walking access to the nearest bus stop due to the lack of footways. Furthermore the bus service through the village has been under threat of closure on two occasions recently. Neither is there a safe walking route to the nearest amenities in the village of Tiptree one mile away.
- Maldon District Council has already demonstrated a five year land supply. The current use of the site is C2, and although it is a brown field site the harm which would be caused would far outweigh the benefits of a change of use to C3 residential.
- Residents have raised concerns at the access to the site, given that D'Arcy Road is narrow with some areas of poor visibility and a known speeding problem.

2678/03 To consider any other planning issues:
No issues were raised.

2679/01 TO CONSIDER ANY ITEMS OF CORRESPONDENCE RECEIVED.
No issues were raised.

2680/01 TO CONSIDER A NY HIGHWAYS ISSUES
The car which had apparently been abandoned at the site of the old Village Hall in Top Road has now been removed.

2680/02 Trucam report: In July a total number of 12 captures were made in a period of two hours. Patrols will continue with a slight variation in timings.

2680/03 The Highways Rangers will again be asked to clear the overgrown vegetation at the entrance to Hawthorns off Brook Road. Councillor Mrs Thompson will try to find out who owns this land.

2680/04 Highways will be advised that following recent resurfacing work on Factory Hill, some of the drainage gulleys have been blocked near to the Brook Road mini roundabout. A report will also be made that vegetation and earth is encroaching on the footpath up towards Factory Hill and making pedestrian access difficult.

2681/01 PUBLIC RIGHTS OF WAY
Highways will be asked to clear vegetation around the bridges on the footpaths near the fishing lakes off Brook Road.

2682/01 REPORT OF THE ROAD SAFETY OFFICER
No report was available.

2683/01 REPORT OF THE PRESS OFFICER
There was nothing to report.

2684/01 REPORT OF THE REPRESENTATIVE ON THE VILLAGE HALL MANAGEMENT COMMITTEE
The AGM will be held on 30.9.2019.

2685/01 TO RECEIVE AND CONSIDER ANY REPORT THAT THE RFO MAY MAKE AND TO AUTHORISE THE SIGNING OF ORDERS FOR PAYMENT.
It was **RESOLVED** to approve the financial statement and bank reconciliation dated 19.8.2019.

2685/02 It was **RESOLVED** to authorise the following payments.

Miss V Banyard	Clerk's salary Aug and expenses	£ 216.97
HMRC	Clerk's tax Aug	£ 52.69
Maldon District Council	Grass cutting	£ 570.00
Maldon District Council	Trucam patrols	£ 237.46
Maldon District Council	Election charge	£ 69.15
B G Appleton	Car park sweeping	£ 90.00
Playquip	Play equipment repairs	£ 522.60

2686/01 TO CONSIDER ANY MATTERS CONCERNING THE PLAYING FIELD

It was noted that Tiptree Heath FC had extended their pitch at both ends rather than the one end for which they have been given permission. Councillor Mr Porter will speak to the club officials.

2687/01 TO CONSIDER ANY OTHER INFORMATION OR ITEMS FOR A FUTURE AGENDA

For the agenda in September: Review of the Council's Financial Regulations.

As there was no further business the Meeting was closed at 9.40 pm.