

# TOLLESHUNT MAJOR PARISH COUNCIL

## MINUTES OF THE ORDINARY REMOTE MEETING OF THE ABOVE COUNCIL HELD ON 6.4.2021

### PRESENT:

Chair – Councillor T Payne  
Vice Chair – Councillor T Deer  
Councillors M Coster, K Neath and A Taylor  
V Banyard (parish clerk) and four members of the public.

### **Prior to the commencement of the meeting- Public session.**

To allow members of the public to ask or answer questions or give evidence or information on matters relevant to the business of the Council.

Residents expressed their concern at the proposal by Stigs to obtain permission for a waste processing plant at Wicks Manor Farm Witham Road (see below), where operations have been carried out without planning permission and despite a Stop Notice being issued by Essex County Council on 10.3.2021. Concerns raised were: dangerous lorry traffic on the Witham Road which has no pedestrian footway and is causing road safety issues; the site is visually intrusive, with operations causing considerable noise and dust; concerns that very large lorries are accessing the site through the farmyard, causing danger to staff at the farm and effects of dust on the farm animals; the issue has been ongoing for eight months which is very frustrating.

### **4373.20 To receive apologies for absence and Declarations of Interest in the Meeting's agenda items.**

Apologies for absence were received from Councillor M Thompson (Ward Member).  
There were no Declarations of Interest.

### **4374.20 To approve the Minutes of the Ordinary remote Meeting held on 2.3.2021.**

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

### **4375.20 To consider arrangements for the filling of the two vacancies on the Council by co-option.**

To date there has been no interest from residents. The vacancies will now be advertised on Facebook and on posters around the village.

### **4376.20 Planning**

- a) To receive any planning decisions from Maldon District Council. None were received.
- b) Latest planning applications – Councillors considered the following:

21/00206/COUPA	Farm shop at the junction of Braxted Park Road and Maldon Road Tolleshunt Major	Conversion of agricultural building to a flexible commercial use. The following response was made between meetings after consulting all councillors: It was <b>RESOLVED</b> to support this application for the change of use of the barn to retail, but the Parish Council has significant concerns as to whether there is sufficient parking for the deli and garden shop combined. An increase in the capacity of parking is therefore suggested. It is also requested that any existing or future signage is kept to a minimum and does not obstruct the field of vision for vehicles using the road.
21/00183/HOUSE	Lyncroft Bakers Lane Tolleshunt Major	Two storey front extension with new vehicular access to Bakers Lane It was <b>RESOLVED</b> to make no comment on this application.

ESS/26/21/MAL/ PRE  Response by 16.4.2021	Wicks Farm Manor Witham Road Tolleshunt Major	Pre-application advice request Erection of processing plant for the importation, screening and crushing of inert material, erection of workshop, site office, welfare unit, weighbridge, wheel cleaner and other ancillary buildings. It was <b>RESOLVED</b> to object to this application. Councillor Taylor undertook to draft a response which will be circulated to Members for their approval. (The Parish Council's final response is included in Appendix A of these minutes.)
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c) Enforcement issues

An officer from Maldon District Council is visiting Wicks Manor Farm to investigate various enforcement issues. There has been no planning permission for changes of use and a number of issues have been raised about activities on this site.

d) Other planning issues

It was noted that there has been no planning decision on Field View Cottage despite some time having passed since the application was considered. Councillor Mrs Thompson will be asked to raise this issue with planning officers.

**4377.20 Finance**

- a) The financial report and bank reconciliation for April was approved.
- b) The following payments were authorised:

1.	£ 239.52	Miss V Banyard	Clerk's salary (new rate SCP8) and office allowance
2.	£ 55.38	HMRC	Clerk's tax April
3.	£ 3.80	Miss V Banyard	Clerk's expenses – Internet
4.	£ 6.48	Tolleshunt Knights PC	Purchase of memory sticks for laptop – costs shared between TMPC, GPC and TKPC

c) To receive the draft accounts for the year ended 31.3.2021 and to approve the signing of the Certificate of Exemption from external audit (smaller authorities where the higher of gross income or gross expenditure did not exceed £25,000 in the year of account ending 31.3.2021).

It was **RESOLVED** to approve the signing of the Certificate of Exemption. The clerk reported that the accounts would shortly be taken to the internal auditor.

**4378.20 Update on the insurance claim from the owners of The Old School House and Oak House Tolleshunt D'Arcy Road alleging that cracks in the walls of the property are due to oak trees in the control of the Parish Council.**

The clerk reported that she had recently had a brief telephone conversation with the person appointed by the Council's insurers to look into the issues raised at Oak House. An update will be sought.

**4379.20 To consider the holding of a village party following the end of restrictions due to the Covid 19 pandemic.**

It was **RESOLVED** that the date of the party should be included in the June agenda, and that the PCC should be asked to become involved in the event.

**4380.20 To consider any issues concerning the playing field and play area – including:**

- a) Play area – rust proofing and painting work. Councillor Deer continues to look for quotes for this work.
- b) Progress report on the application for grant funding – new equipment for the play area and field. The grant application is moving forward and the Parish Council has now been asked to give details of its accounts.

Quotes for replacement swings have been obtained from Playquip and Kaloo. The Parish Council is

anxious to get this work done as soon as possible and it was **RESOLVED** that up to £3,650 could be spent on the new swings and surface. Councillors Mr Coster and Mr Payne will move this forward.

The Council will take down the old swings and frame before work begins on the new equipment.

- c) The resurfacing of the car park – update. At present there is still some surface water on the car park but work can commence when this has dried up.
- d) Any other issues concerning the playing field. The Ramblers Association will be starting a walk from the playing field car park on 27.5.2021.  
Maldon District Council has not yet provided the new litter bin which was ordered some time ago.  
The Clerk will chase this up.

**4381.20 To consider any Highways issues**

- a) Trucam report. No report was available.
- b) Update on resumption of Community Speedwatch.  
Speedwatch groups have now been given permission to restart patrols.
- c) To consider information on Speed cameras and Speed Indicator Devices. Councillor Neath reported on the process involved in obtaining a portable speed sign from Essex County Council. It was **RESOLVED** to start the process without any definite commitment – Highways would first carry out a speed test to see if a speed sign was thought necessary and would also have to approve the sites for the device. Extra poles would allow the speed sign to be moved around the village – it was considered that Beckingham Road, Witham Road and the Tolleshunt D’Arcy entrance to the village would be suitable sites.
- d) Local Highways Panel Scheme. Application for a walkable verge from the playing field car park to St Nicholas Hall – any updates. Nothing further has been heard despite several e mails to Councillor Durham (ECC). The clerk will contact him again and express concern that no information has been forthcoming.
- e) Update on any Highways issues reported to Essex County Council.  
A number of issues have been reported to Highways:  
Damaged speed limit signs in Loamy Hill Road close to the junction with Witham Road and Plains Road; potholes in Witham Road and a large hole near Wicks Manor.
- f) Any other issues concerning Highways or public rights of way.  
No other issues were raised.

**4382.20 To note any other issues which may be raised.**

Nothing was put forward.

**4383.20 To set the date and frequency of future meetings.**

NB: Current government legislation only allows remote meetings to be held before 7.5.2021. If no further legislation is passed, virtual meetings cannot be held after that date.

It was **RESOLVED** to hold the Annual Meeting remotely on 4.5.2021.

**4384.20 To consider other items for information or for inclusion on future agendas**

No issues were raised.

As there was no further business the meeting was closed at 9.36 pm.

**The above Minutes were approved at the Parish Council’s remote meeting held on 4.5.2021 and recorded as Min Ref 4389.21**

## **TOLLESHUNT MAJOR PARISH COUNCIL**

### **Pre-Application Advice Request**

**Application No: ESS/26/21/MAL/PRE**

**Wicks Manor Farm, Witham Road, Tolleshunt Major, Essex CM9 8JU**

We write in respect of the above application and strongly object to the proposed development.

Our fundamental concerns relate to the visual and environmental impact of such a development in the rural area of Tolleshunt Major and for the safety of our residents.

### **Visual Impact**

The proposed location is in the centre of an area of agricultural land and it is less than 0.5 km from the nearest residential properties. A unsightly soil bund has been constructed around part of this unlawfully used site. Lorries and diggers work Monday to Saturday each week. The number of buildings suggested would be detrimental to the visual amenity and character of the countryside.

### **Environmental Impact**

In November 2020 a concrete crushing machine was on site. A noise nuisance complaint was made to MDC which led to the involvement of ECC Waste Enforcement.

There are nearby water courses including the Bowsted Brook.

Hares, kites, buzzards and kestrels breed in the surrounding farmland.

Vehicles on the access road create dust. We are concerned about the potential impact from dust and other pollutants on the arable crops and the pigs at the farm.

### **Highways**

The safety of local residents, horse riders and walkers is at risk. Local secondary aged pupils cannot walk alone to the school bus stop. There is no footpath nor room to construct one.

Witham Road is unsuitable for the Stigs lorries. When laden, the lorries could weigh thirty two tonnes. At pinch points in the road, (e.g., the bend near Saffron Cottage and Jashma) ,it is impossible for a car to pass these lorries. Residents have records of previous accidents at this location.

The edges of Witham Road are disintegrating. Potholes were reported to Essex Highways on 30/03//2021. The bank opposite the farm entrance has been severely eroded by the lorries.

### **Stigs Grab Services Ltd**

This company has been working at two sites at Wicks Manor Farm for eight months.

Stigs do not have an Operator's Licence, so the overnight parking of vehicles at Wicks Manor is unlawful.

Stigs do not have a Waste Transfer Licence. They have unlawfully transferred concrete and soil contaminated with rubble.

A Temporary Stop Notice on one of these two sites was served on 10/03/21. Stigs have continued to work at this site.

The company's report in support of the Planning Advice Request, failed to provide any detail of Pollution Control Measures, Environmental Monitoring or Risk Assessment.

Councillors and residents have, for these eight months, been observing and recording the unlawful activities of Stigs at Wicks Manor Farm. As a Parish Council, we reiterate our strong objection to the proposed development in this environmentally sensitive area.

