

TOLLESHUNT MAJOR PARISH COUNCIL

Dear Councillor

You are summoned to attend the Ordinary Meeting of the above Council to be held on Tuesday 6th July at 7.30 pm in St Nicholas Hall Tolleshunt Major.

Please note that persons attending the meeting should adhere to government guidelines regarding the wearing of face coverings and social distancing.

Members of the public who wish to attend the meeting should contact the clerk or Chair as numbers may have to be limited due to social distancing. Attendance may be available by remote if necessary.

V Banyard

V Banyard
Clerk to the Council
1.7.2021

AGENDA

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.

4400.21 To receive apologies for absence and Declarations of Interest in the Meeting’s agenda items

4401.21 To approve the Minutes of the Annual Remote Meeting held on 4.5.2021. NB: No meeting was held in June.

4402.21 To consider arrangements for the filling of the two vacancies on the Council by co-option.
Update.

4403.21 Planning

a) To receive any planning decisions from Maldon District Council including:

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| MLA/MAL/20/01297 Field View Cottage Tolleshunt D’Arcy Road Tolleshunt Major | Application for a modification to Section 106 legal agreement executed under planning application FUL/MAL/07/00706 | Refused 5.5.2021 |
| AGR/MAL/21/00379 Oak Farm Loamy Hill Road Tolleshunt Major | Prior notification for an agricultural straw barn | Prior approval is not required 1.6.2021 |

b) Latest planning applications – to comment on any planning applications which may be received before the date of the meeting – including:

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| 21/00545/FUL | Willows Brook House Lane Tolleshunt Major | Retrospective planning permission for alterations to existing canopy. It was RESOLVED to object to this application on the following grounds: The “existing canopy” in this application has been added to runs which were not on the previous application for the kennels (20/01013/FUL). The agent’s letter in that application mentions only the demolition of the existing kennels and not the construction of new runs. Photographic evidence dated 11.1.21 shows that two days before the Maldon District Council meeting at which the above application was considered, the applicant had already started to build the timber framework for the canopy. The Parish Council also has concerns at the proximity of the canopy to the actual house, and the fact that if dogs are outside in runs this will lead to an impact of noise and smell to neighbouring properties. Decision taken between meetings. |
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| 21/00315/FUL | The caravan at Bickleigh Lane Tolleshunt Major | Replacement dwelling at Bickleigh Mead It was RESOLVED to object to this application as it would constitute a new dwelling in the countryside. Decision taken between meetings. |
| 21/00452/LDP | Balmoral Bakers Lane Tolleshunt Major | Claim for lawful development certificate for a proposed single storey garden room/gym It was RESOLVED to make no comment on this application. Decision taken between meetings. |
| 21/00472/FUL | East Cottage Witham Road Tolleshunt Major | Replacement dwelling. It was RESOLVED to make no objection but to make the following comments: The height of the long ridge from the front to the back of the proposed dwelling will impact on the neighbouring property, and the side dormers will also overlook. These two dormer windows should therefore be frosted or replaced with velux style windows to ensure some privacy for neighbours. There is also some concern at the building of a garage in a flood plain and close to an existing listed property. Decision taken between meetings. |
| 21/00641/COUPA | Wicks Manor Witham Road Tolleshunt Major | Change of use of agricultural buildings to a flexible use under Class R – storage or distribution (Class B8) |

Applications can be viewed at the Maldon District Council website – Planning Search

c) To note the following appeal to the Planning Inspectorate:

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| APP/X1545/W/21/3267932 20/01112/OUT The Appeal will be determined on the basis of written representations – start date 23.6.21 | Outline planning permission with all matters reserved for the subdivision of plot and erection of 4 bed detached house with double garage and erection of single garage to serve the existing dwelling | 3 Highams Farm Cottages Maldon Road Tolleshunt Major |
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d) To note the following Appeal decision by the Planning Inspectorate:

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| Appeal Ref: APP/X1545D/ 21/3268211 HOUSE/MAL/20/00938 | 14 Beckingham Street Tolleshunt Major Two storey side and single storey rear extension | Appeal dismissed |
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e) Enforcement issues at Wicks Manor Farm Witham Road - including update on pre-application advice request by Stigs - 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. 16 Beckingham Street Tolleshunt Major – Ref 16/000154/OPDEV. Driveway constructed without planning permission following Appeal decision – non compliance with condition 1 of APP/X15435/C/18/3196721. The Council will be taking no further action as, following the appeal decision referenced above, application 20/05125/DET to discharge condition 1 of that decision was approved on 24.12.2020.

4404.21 Finance

a) To receive a financial report and bank reconciliation for July.

- b) To authorise the following expenditure:

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| 1. | £ 239.52 | Miss V Banyard | Clerk's salary and office allowance June |
| 2. | £ 55.38 | HMRC | Clerk's tax June |
| 3. | £ 11.72 | Miss V Banyard | Clerk's expenses – Internet, postage |
| 4. | £ 115.80 | ROSPA Playsafety | Play area inspection |
| 5. | £ 4,366.80 | Playquip UK | New swings and surfacing |
| 6. | £ 239.52 | Miss V Banyard | Clerk's salary and office allowance July |
| 7. | £ 55.38 | HMRC | Clerk's tax July |
| 8. | £ 5.07 | Miss V Banyard | Clerk's expenses - internet |
| 9. | £ 62.24 | One.com | Website domain fee |

4405.21 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. To note the insurer's requirement that the three oak trees should be felled.

4406.21 To consider any issues concerning the playing field and play area – including:

- a) Play area – rust proofing and painting work. Update.
- b) Issues arising from the recent play area inspection report.
- c) Progress report on the application for grant funding. To note that the application for a grant has been successful, and to authorise the purchase of the following new equipment:
Sky stepper
Rower
Combi pull down Challenge and Power Push
Arm and Cycle Pedal
Double pull up bars
Table tennis table
Roundabout
The total cost of the above is £16,334.00.
- d) The resurfacing of the car park – update.
- e) Any other issues concerning the playing field.

4406.21 To consider any Highways issues

- a) Trucam report for May: over a space of one hour three captures of speeding vehicles were made.
- b) Update on resumption of Community Speedwatch.
- c) To consider further information on speed cameras and Speed Indicator Devices.
- d) Local Highways Panel Scheme. Application for a walkable verge from the playing field car park to St Nicholas Hall – any updates.
- e) Update on any Highways issues reported to Essex County Council.
- f) Any other issues concerning Highways or public rights of way.

4407.21 To review the Council's Risk Assessment Policy in line with recommendations made by the Internal Auditor.

4408.21 To note any other issues which may be raised.

4409.21 To make arrangements for a Post Covid Village Party.

4410.20 To set the date and frequency of future meetings.

4411.20 To consider other items for information or for inclusion on future agendas