

TOLLESHUNT MAJOR PARISH COUNCIL
Minutes of the Ordinary Meeting held on 6.7.2021 in St Nicholas Hall Tolleshunt Major

PRESENT:

CHAIR – COUNCILLOR T PAYNE
 VICE CHAIR – COUNCILLOR T DEER
 COUNCILLORS M COSTER AND A TAYLOR
 V BANYARD (PARISH CLERK)
 No members of the public were present.

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.
 No issues were raised.

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

Apologies for absence were received from Councillors K Neath and M Thompson (Ward Member).
 No Declarations of Interest were made.

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

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

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

Update.
 There is a possible candidate and Councillor Mr Payne will follow this up. The vacancies will be advertised at future village events.

4403.21 Planning

a) Councillors received the following planning decisions from Maldon District Council:

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:

21/00545/FUL	Willows Brick 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. <i>Decision taken between meetings.</i>
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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. <i>Decision taken between meetings.</i>
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. <i>Decision taken between meetings.</i>
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. <i>Decision taken between meetings.</i>
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) It was RESOLVED to object to this application for the reasons given in Appendix A of these Minutes

c) Councillors noted the following Appeal to the Planning Inspectorate:

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) Councillors noted the following Appeal decision by the Planning Inspectorate:

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

Wicks Manor Farm Witham Road. It was reported that the landowner is not renewing Stigs' contract for a waste processing plant at this site. Stigs have until 19th July to respond to the Traffic Commissioner's Office.. After a year there has still been no decision from the Traffic Commission regarding Stigs' application for an HGV licence at Wicks Manor.

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. Maldon District 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.

15 Beckinham Street. It was noted that the existing driveway should conform to current regulations regarding water drainage, but no application has as yet been made.

4404.21 Finance

- a) The Council received the financial report for July – bank reconciliation to follow.
- b) It was **RESOLVED** to authorise the following expenditure:

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. The Council has been advised by its insurers that the oak trees mentioned in the report should be felled and the Council is to arrange for this to be done at its own cost. Councillors looked at the trees to try and establish the ownership as the boundary line was not clear. It was **RESOLVED** to obtain three quotes from tree surgeons for this work.

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

- a) Play area – rust proofing and painting work. Councillors will hold a working party over 24th – 25th July to carry out this work, and Councillors Mr Payne and Mr Deer were authorised to purchase paint and brushes.
- b) Issues arising from the recent play area inspection report. Councillors discussed the issues raised in the report and how to deal with them. The basketball ring needs replacing.
- c) Progress report on the application for grant funding. The application for a grant has been successful, and it was **RESOLVED** to purchase 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.
 Councillor Mr Coster was thanked for all his hard work in obtaining the grant and looking for and obtaining quotes. He will put a notice on social media when the equipment has been installed.
- d) The resurfacing of the car park. It was agreed that no work is required.
- e) Any other issues concerning the playing field. No issues were raised.

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. The group can now resume its activities.
- c) To consider further information on speed cameras and Speed Indicator Devices. Councillor Neath has advised that she is waiting to hear from Essex County Council on this issue.
- d) Local Highways Panel Scheme. Application for a walkable verge from the playing field car park to St Nicholas Hall. The LHP has now agreed that this scheme cannot go ahead as there is insufficient room to put in a walkable verge. It was agreed that at some point in the future the Parish Council

- should liaise with the PCC to try and find a way to integrate the playing field and the Hall.
- e) Update on any Highways issues reported to Essex County Council. A speed limit sign outside Beckingham Court in Brick House Lane has been knocked down and reported to the County Council but no action has been taken to reinstate it.
 - f) Any other issues concerning Highways or public rights of way. Councillor Mrs Taylor will try and find out when the County Council is coming to mow footpaths in the village.

4407.21 To review the Council's Risk Assessment Policy in line with recommendations made by the Internal Auditor. It was **RESOLVED** to adopt the draft policy as presented.

4408.21 To note any other issues which may be raised. No issues were raised.

4409.21 To make arrangements for a Post Covid Village Party. A provisional date for the party was set at 22nd August but this will be discussed further after 19th July when the government is due to lift Covid restrictions.

4410.20 To set the date and frequency of future meetings.

The next meeting will be held on 3.8.2021. Councillor Mr Deer will set up a Zoom link so that any member of the public unable to join in person can still follow the meeting.

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

No further issues were raised.

As there was no other business the meeting was closed at 9.25 pm.

The above Minutes were approved at the Meeting held on 3.8.2021 and recorded as Minute Reference 4413.21

APPENDIX A

21/00641/COUPA

Change of use of agricultural buildings to a flexible use under Class R – storage or distribution (Class B8)

Wicks Manor Witham Road Tolleshunt Major

The Parish Council **objects** to the above application on the following grounds:

- Wicks Manor is close to Beckingham Business Park which already has provision for B8 use and the Parish Council cannot see the need for an additional B8 site so close to the Park.
- Wicks Manor is not a designated employment site and does not meet many of the criteria set out in the Maldon District Local Development Plan Policy H4.
- The above application is for storage with one proposed van movement per day. The Parish Council's concern is that if the principle of B8 use is approved for this site it could in the future lead to more journeys with larger vehicles and also open up the site for further units.
- The only access to Wicks Manor is via Witham Road which is narrow, unmarked and with blind corners. Witham Road is specifically avoided under the designated route to Beckingham Business Park and it therefore seems illogical that it should be proposed under this application as suitable for B8 use.