

TOLLESHUNT MAJOR PARISH COUNCIL
Minutes of the Ordinary Meeting held on 1.2.2022 in St Nicholas Hall Tolleshunt
Major

PRESENT: Chair – Councillor T Payne
 Vice Chair – Councillor T Deer
 Councillors N Burrell, M Coster, K Neath, J Sutton and A Taylor.
 V Banyard – parish clerk.
 Five 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 gave their views on the application for Beckingham Business Park (below). Amongst concerns expressed were the impact of new industrial units on the amenity of adjacent dwellings, the loss of buffer land between industrial and residential areas, the effect on wildlife and possible flooding issues.

4484.21 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).
 Councillor Neath expressed a non pecuniary interest in item 4490.01 (e) – parking in Beckingham Street.

4485.21 To approve the Minutes of the Ordinary Meeting held on 4.1.2022.

It was **RESOLVED** to approve the above Minutes with an amendment that Min 4479(h) should read that a resident was not hit by a vehicle but missed the bus due to lack of visibility at the bus stop.

4486.21 Planning

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

FUL/MAL/21/01111 Wicks Manor Witham Road Tolleshunt Major	Extension to existing stables and provision of a 25m x 40m surfaced manege	Refused Date of decision: 10.1.2022
HOUSE/MAL/21/01194 Wayside Tolleshunt D’Arcy Road Tolleshunt Major	Two storey rear extension and a conservatory to the rear	Refused Date of decision 5.1.2022

b) The following new planning applications were considered:

21/00224/OUT	Land north west of Beckingham Business Park Beckingham Street Tolleshunt Major	Outline consent with all matters reserved for the erection of 2no. Class E (g) light industrial units with an ancillary first floor office per unit along with associated car parking and turning areas. It was RESOLVED to object to this application on the grounds noted in Appendix A of these minutes.
21/01323/DEMPA	Longwick Farm Joyces Chase Goldhanger	Prior notification for the demolition of farmhouse. It was RESOLVED to make no comment on this application.
21/01329/VAR	Longwick Farm Joyces Chase Goldhanger	Variation of condition 7 (opening hours) on approved planning application 10/00923/FUL (proposed single storey salt processing plant, associated hard standing, and external water and gas storage tanks. It was RESOLVED to make no comment on this application.

21/01278/FUL	Heath Farm Barn Grove Farm Road Tolleshunt Major	Conversion of outbuilding to form annex incidental to main house. It was RESOLVED that the Council has no objections to this application but suggests a condition should be made that the annex does not become an independent dwelling.
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c) Enforcement issues. There was nothing to report.

d) To note that the following Appeal has been made to the Planning Inspectorate:

APP/X1545/W/21/3280489 20/01297/MLA Appeal will be determined on the basis of written representation – date of Appeal 8.3.2022 (online)	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.
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e) To consider the Parish Council’s response to the Maldon District Local Plan review. Amongst views expressed were: Brown field land should be used for development before green land. Villages should retain settlement boundaries. More affordable homes are needed. Growth should be focused on areas with good transport and infrastructure. Low carbon development is important. Beckingham Business Park should have a finite expansion due to lack of infrastructure. Councillor Neath undertook to draft a response to be presented at the next Council meeting.

f) To consider any other planning issues. Little Totham Parish Council will be asked if it is aware of the site at Little Renters Farm being used for van storage and whether this needs planning permission and/or a licence. Councillors noted that a metal container and paved drive have been put in at a site in The Street Little Totham which may in fact be in the parish of Tolleshunt Major. It appears that planning permission has not been granted for this use. It was noted that containers have again been sited at the Farm Shop at the junction of Braxted Road and Maldon Road on Tiptree Heath. This matter will be further discussed at the Council’s March meeting.

4487.21 Finance

- a) Councillors received the financial report and bank reconciliation for February.
b) It was **RESOLVED** to authorise the following expenditure:

1.	£	239.52	Miss V Banyard	Clerk’s salary and office allowance February
2.	£	55.38	HMRC	Clerk’s tax February
3.	£	5.07	Miss V Banyard	Clerk’s expenses February– internet
4.	£	tbc	BHIB	Additional fee to extend the insurance cover of play equipment to £50,000
5.	£	112.50	St Nicholas Hall Tolleshunt Major	Payment of Hall fees for meetings held July 2021- March 2022 inclusive
6.	£	1,381.80	Maldon District Council	Payment of back fees for grounds maintenance *
7.	£	308.73	Maldon District Council	Payment of back fees for litter bin – buy & install *
8.	£	231.40	Maldon District Council	Payment of back fees for Trucam *

The clerk explained that the issue of late invoices from Maldon District Council has now been resolved, with details of all invoices circulated to members. A claim for the refund of VAT has also been made. It was noted that some grounds maintenance work has not been completed, and Councillor Payne undertook to remind Maldon District Council exactly what is required.

4488.21 Update on tree works arising from insurance claims in Tolleshunt D’Arcy Road

There is just one small amount of work to be carried out by Bonz in the spring before everything is completed.

4489.21 To consider any issues concerning the playing field and play area – including:

- a) Play area – rust proofing and painting work. This is ongoing.
- b) Any other issues concerning the playing field. Councillors will clean the Frost Bench in the field. The PCC will ensure that all hirers of the Hall will be asked to gain permission if they need access to the playing field.

4490.21 To consider any Highways issues

- a) Trucam report. No report was available.
- b) Community Speedwatch report. It is hoped to hold a further session shortly.
- c) To consider further information on the provision of speed cameras and Speed Indicator Devices. Councillors discussed the possible costs of installing a camera and posts, and it was agreed that residents’ views should be obtained via Facebook and posters as to whether this scheme will be supported. In the meantime further research will be carried out, possible sites decided on and a licence applied for. The matter can then be looked at again prior to budget setting later in the year.
- d) To consider any issues on public rights of way. Following an incident in which a resident was injured by loose dogs on a footpath in Little Totham, Essex County Council PROW team has inspected and approved the remedial work on the fence adjacent to the footpath.
- e) To consider an application for parking restrictions in Beckingham Street. Councillor Neath outlined why the Parking Partnership declined to approve any restrictions at this site, and it was felt that any further applications would fail unless circumstances change ie if there is further expansion in the Business Park. It was decided to monitor the situation.
- g) Highways Rangers service. Councillors will report back on what work they consider could be done by the Rangers within the parish.
- h) Any other issues concerning Highways. Councillor Taylor presented a detailed report on the state of the road surface in part of Witham Road in which she identified twenty four large potholes. As it is impractical to report each pothole separately, the report will be sent to Councillors Durham and Scott (Highways Cabinet Member) of Essex County Council. It was noted that there have been some missed collections in the waste refuse service. This has been reported to Maldon District Council.

4491.21 To further consider the purchase of a new Parish Council notice board and its possible relocation.

There was nothing to report.

4492.21 To consider the holding of a street party to celebrate the Queen’s Platinum Jubilee.

A committee of residents will be set up to organise a street party on the Friday of the extended Bank Holiday weekend. A request for a road closure in Beckingham Street will be made, and Little Totham Parish Council will be made aware of these plans.

4493.21 To note any other issues which may be raised, including County Broadband’s Community Broadband project in Tolleshunt Major

A note regarding the Broadband project will be put in Major News to ascertain the level of public support.

4494.20 To consider other items for information or for inclusion on future agendas.

No issues were raised.

The above Minutes were approved by the Council at its meeting dated 1.3.2022 and recorded as Minute Reference 4496.21.

Appendix A

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TOLLESHUNT MAJOR PARISH COUNCIL

**Parish Clerk: Miss V Banyard
21 D’Arcy Way Tolleshunt D’Arcy Maldon Essex CM9 8UD
Tel: 01621 860265
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2nd February 2022

21/00224 – Land north west of Beckingham Business Park Beckingham Street Tolleshunt Major.

Outline consent with all matters reserved for the erection of 2no. Class E(g) light industrial units with an ancillary first floor office per unit along with associated car parking and turning areas

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

1. Given that the proposed units are for industrial use they are far too close to existing residential properties with the resultant effects of light pollution, overshadowing, noise, dust and fumes to the detriment of the occupants’ amenity.
The above concerns are shared by the Environmental Health consultee who states in their response that:
“I have concerns about the siting of the industrial units in such close proximity to the neighbouring residential properties. The proposed units appear to be within 2.5m of the closest residential boundary.”
2. With the proposal of ancillary first floor offices for each unit there is the potential for overlooking of residential properties and their private gardens.
3. Any further expansion of Beckingham Business Park will lead to an increase in traffic on roads in the village and surrounding areas. There are already many issues concerning the number of vehicles accessing and exiting the Park and the effect this has on the lives of local residents. An Appeal is also in progress for land south of the Park for the erection of 13no. business and general industrial units (APP/X1545/W/21/3276774) and permission has already been granted for 4 more units at No. 15 Beckingham Business Park.
4. The Parish Council questions whether any further development is justified when it appears that existing units in the Park are not being used to capacity.
5. The Parish Council shares residents’ concerns that the proposed site has already been cleared of established vegetation and the ecological implications of this action. Residents have also reported increased waterlogging in their gardens following this clearance, possibly due to the disturbance of natural springs in the area.
6. In 2010 the proposed development site was designated as buffer land between the industrial park and the adjacent residential houses.

7. The applicant's statement that there is direct access from the proposed site at the Park to the A 12 is incorrect. In fact the only access is by means of narrow and unsuitable country roads.

For the above reasons the Parish Council asks that this application is **refused**.

V Banyard
Parish clerk