

# TOLLESHUNT MAJOR PARISH COUNCIL

## Minutes of the Ordinary Meeting held on 14.11.2023 in St Nicholas Hall Tolleshunt Major

### Present:

Chair – Councillor T Deer

Vice Chair – Councillor K Neath

Councillors N Burrell, M Coster, T Payne, A Taylor and M Thompson (Ward Member)

Parish Clerk V Banyard

Two members of the public.

### 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 planning application below (23/00651/OUT) and its implication for neighbouring residential properties.

### 4713.23 To receive apologies for absence and Declarations of Interest in the Meeting's agenda items.

Apologies for absence were received from Councillor J Sutton.

No Declarations of Interest were made.

### 4714.23 To approve the Minutes of the Ordinary Meeting held on 3.10.2023.

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

### 4715.23 Planning

Planning decisions from Maldon District Council:

WTPO/MAL/23/00808 Toucan Rest Beckingham Street Tolleshunt Major	TPO 9/80 – T1 Oak tree – crown lift by 2m to provide 4m clearance. Crown thin by 30%. Lateral reduction to branches by 2m and removal of deadwood.	<b>Approved</b> <b>Date of decision: 16.10.2023</b>
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New planning applications:

23/00651/OUT	Land north west of Beckingham Business Park Beckingham Street Tolleshunt Major	Outline planning application with some matters reserved apart from access, layout and scale, for the erection of two detached single storey Use Class E(g) light industrial units. It was <b>RESOLVED</b> to object to this application for the reasons given in Appendix A of these Minutes.
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### Enforcement issues.

The list of enforcement issues reported over the last 7 years to Maldon District Council was passed to the enforcement team on 4.10.2023 but nothing has been heard to date.

Affordable housing RCCE reported that the response rate to the Housing Survey was below the Essex average of 25% but the Parish Council decided not to extend the deadline for replies. The report of the survey is now awaited.

Levelling Up and Regeneration – new planning laws. Details of these were received.

### Any other planning issues.

It was noted that Maldon District Council's Call for Sites for possible development includes a field behind Crossways and land behind Long Farm in Beckingham Street. However these are sites put forward by landowners and do not necessarily mean that they will be developed.

### 4716.23 Finance

The financial report, bank statement and bank reconciliation for November were received.

The following expenditure was authorised:

1.	£	252.63	Miss V Banyard	Clerk's salary and office allowance Nov
2.	£	58.65	HMRC	Clerk's tax Nov
3.	£	28.35	Miss V Banyard	Clerk's expenses Nov - internet, travelling expenses Aug – Nov 2023, postage 8 x 2nd
4.	£	414.00	King & Co The Tree Nursery	Trees for playing field – one to replace a sponsored tree which has died
5.	£	121.60	Maldon District Council	Trucam patrols Jul – Sept 2023

Councillor Payne reported that Barclays Bank had been updating their records and had the Parish Council listed as a club rather than a local authority. This has now been resolved. The bank had declined to speak to the clerk about this issue so it was **RESOLVED** to compile a letter asking the bank to authorise her to speak to them on account matters.

#### **4717.23 To begin consideration of the budget for the year 2024-2025.**

Ideas put forward for discussion included the possible purchase of a speed camera and the provision of a path from the playing field car park to St Nicholas Hall. The Staffing Committee will meet with the clerk to carry out the annual appraisal and will then put forward recommendations for any pay rise. The budget and precept will be ratified at the Council's meeting in January 2024.

#### **4718.23 To consider any issues concerning the playing field and play area – including:**

Possible path from the playing field car park to St Nicholas Hall. Councillor Payne met with the PCC to discuss options available and any possible grant sources for a new path. Ideas considered by the Council included the resurfacing of the car park and improvement of the exit, and the route of the path and how it should be lit. Councillor Coster advised that the path would need to be 120 metres long and for light traffic – he has asked for some quotes for this work. He will also do some trial holes to ascertain the soil structure. Further discussion with the PCC will take place, with a possible start date of April/May 2024 for work to begin.

Replacement trees. Both trees have now been planted.

Any other issues concerning the playing field. Mr Mann will soon begin work on clearing the ditches.

#### **4719.23 To consider any Highways issues**

Trucam report There were no captures of any speeding vehicles over four patrols (two hours) held in September and October.

Community Speedwatch. A new co-ordinator is needed for the group but to date there is no interest. An article will be put into Major News asking for volunteers but if no-one comes forward the group may have to fold.

Highways faults The Bennett island outside St Nicholas Hall is now in a precarious state, and a letter to Councillor Mark Durham at Essex County Council asking for its repair has had no result. Priti Patel MP will be contacted to see if she can move things along.

Road markings at the junction of Plains Road/Loamy Hill Road have now been reinstated.

It was reported that a motorist using Witham Road suffered two burst tyres to their vehicle due to a pothole.

Public rights of way. Councillor Taylor reported that fingerpost repairs will be done in January. The path from Witham Road to Sawyers Road now has a new stile at the Witham Road end which dogs cannot get through, and Councillor Taylor will speak to the landowner about barbed wire left on this path.

Speed camera. Councillor Neath continues to look at sources of grant funding for this project.

Any other issues concerning Highways. No matters were raised.

**4720.23 Solitary Soldier.** The area around the soldier will be tidied up when the weather is suitable, and at that point Councillor Coster will paint the soldier. The large metal poppies recently purchased will be put away for the winter and more obtained next year.

#### **4721.23 To note any other issues or information which may be raised.**

Defibrillator Annual support costs are now due – this can be paid for one year only or for a block of four years. Councillor Deer will check the costs and it was **RESOLVED** to pay whichever fee makes a saving.

**4722.23 To consider other items for information or for inclusion on future agendas.** No issues arose.

As there was no further business the meeting was closed at 9.26 pm.

**The above Minutes were approved at the meeting dated 12.12.2023 and recorded as Min ref: 4724.23**

## Appendix A

**TOLLESHUNT MAJOR PARISH COUNCIL**  
**tmpe.org.uk**  
**Parish Clerk: Miss V Banyard**  
**21 D'Arcy Way Tolleshunt D'Arcy Maldon Essex CM9 8UD**  
**tmpcclerk@gmail.com**

20.11.2023

**23/00651/OUT**

**Outline planning application with some matters reserved apart from access, layout and scale, for the erection of two detached single storey Use Class E(g) light industrial units. Land north west of Beckingham Business Park Beckingham Street Tolleshunt Major.**

The above application was considered at the Council's meeting on 14.11.2023. It should be noted that members of the public attended this meeting due to the strength of feeling within the village about this application.

Having reviewed the previous applications alongside the current submission the council makes the following comments:

The Parish Council respectfully **OBJECTS** to this application based on the following reasons:

1. We recognise that the height and position of the proposed units has been modified from the previous application. However, the units would still intrude into the "buffer" zone and would remain of a size and scale that would be intrusive upon the neighbouring residential properties. Furthermore, this would reduce the open feel of the site which separates the residential properties from Beckingham Business Park and would therefore be detrimental to the living conditions of those residents.
2. We are concerned that the proposed use of the units for class E(g) would result in additional noise and disturbance for the residential properties due to the proximity of the proposed siting of the units.
3. The application indicates that the existing dividing mature hedge would be removed, and we are concerned about the environmental impact of this and the impact of the proposed build on other established vegetation currently on site.
4. The site is outside of the settlement boundary, and neither is it designated for employment land. There are currently existing vacant units within Beckingham Business Park, and we do not therefore agree with further development of an undesignated site whilst existing employment units are available.
5. The size of the proposed car park has been much reduced, and the turning area has been removed. We are concerned that this may lead to employees parking on the highway as already happens. In addition, the provision of new units will only add to the volume of traffic within Tolleshunt Major and Little Totham.

V Banyard  
Parish clerk

