

TOLLESHUNT MAJOR PARISH COUNCIL
Minutes of the Ordinary Meeting held on 13.2.2024 in St Nicholas Hall Tolleshunt Major

Present:

Chair – Councillor T Deer
 Vice Chair – Councillor K Neath
 Councillors N Burrell, M Coster and A Taylor
 Parish clerk – V Banyard
 No 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.

No issues were raised.

4743.23 To receive apologies for absence and Declarations of Interest in the Meeting’s agenda items.

Apologies for absence were received from Councillors T Payne, J Sutton and M Thompson (Ward Member)

No Declarations of Interest were made.

4744.23 To approve the Minutes of the Ordinary Meeting held on 9.1.2024

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

4745.23 Planning

Planning decisions from Maldon District Council – The following were noted:

FUL/MAL/23/01205 Temporary site access off Bakers Lane Tolleshunt Major	Construction of temporary double access at Bakers Lane Tolleshunt Major	Approved Date of decision: 6.2.2024
FUL/MAL/23/01206 Temporary site access off Tudwick Road Tolleshunt Major	Construction of temporary single access off Tudwick Road Tolleshunt Major	Approved Date of decision: 6.2.2024
OUT/MAL/23/01156 Land adjacent Field View Cottage Tolleshunt D’Arcy Road Tolleshunt Major	Erection of a two bedroom bungalow with all matters reserved	Refused Date of decision: 8.2.2024

Latest planning applications – The following was considered:

24/00096/HAZ	Longwick Farm Joyces Chase Goldhanger	Application to store LPG in a new centralised installation, consisting of a bank of four 12 tonne pressurised storage vessels including new and existing gas pipework and boiler facilities. All existing LPG storage vessels will be decommissioned and removed from site and repurposed by their owner Calor Gas Ltd. It was RESOLVED to make no comment on this application.
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It was noted that the following Appeal has been made to the Planning Inspectorate:

APP/X1545/W/ 23/3332515 23/00127/FUL	The caravan at Bickleigh Lane Loamy Hill Road Tolleshunt Major	The construction of a replacement dwelling
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Enforcement issues. To receive any updates.

To consider a letter from Cllr Nick Lawrence (Chair of Little Totham Parish Council) concerning delays in enforcement at Maldon District Council. It was **RESOLVED** that a united approach should be made to make a Freedom of Information request to Maldon District Council asking for a list of enforcement issues in the two parishes and any action/outcomes.

To consider any other planning issues.

No issues were raised.

4746.23 Finance

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

It was **RESOLVED** to authorise the following expenditure:

1.	£	294.23	V Banyard	Clerk's salary and office allowance Feb
2.	£	69.05	HMRC	Clerk's tax Feb
3.	£	17.07	V Banyard	Internet charge Feb; postage (16 x second
4.	£	150.00	Tolleshunt Major PCC	Hire of Hall for meetings Apr 23 – Mar 24 incl
5.	£	593.77	Maldon District	Grounds maintenance Q3 Oct – Dec 2023
6.	£	321.60	RCCE	Housing needs survey (based on response rate of 16%)
7.	£	48.64	Maldon District	Trucam patrols Oct 2023

4747.23 To appoint the internal auditor for the accounts for the year ended 31.3.2024

It was **RESOLVED** to appoint Ms Anne Wood as internal auditor for the above year.

4748.23 To consider any issues concerning the playing field and play area – including:

Proposed path from the playing field car park to St Nicholas Hall – update.

The PCC is awaiting costs for this work.

Request by TMPCC – Summer Fair 18th May 2024. To use the playing field for the whole day for this event, which will run from 1 pm to 4 pm. To include the sale and consumption of alcohol and an extension of the car park onto the field. It was **RESOLVED** to approve this application.

To consider the quote from Maldon District Council for grounds maintenance of the playing field for 2024-2025. Total cost for the year £2,125.60 +VAT. It was **RESOLVED** to accept this quote, but for the year 2025-2026 quotes from other companies will also be considered.

Any other issues concerning the playing field.

No issues were raised.

4749.23 To consider any Highways issues

Trucam report – no report was available.

Community Speedwatch report. The need for a new coordinator has been publicised but no volunteers have stepped forward. This item will now be removed from the agenda.

Feedback from the meeting with Priti Patel MP regarding the bennett island outside St Nicholas Hall.

Councillors discussed the issues arising from the meeting and the clerk was commended for her report (see appendix A of these minutes). As requested the options for the junction as presented by the Local Highways Panel in 2016 were sent to Priti Patel and they were also discussed by the Parish Council. Councillor Coster drew up a suggested alternative which was agreed by members and will be passed on to the MP. It was **RESOLVED** to begin work on comments for the future review of the Maldon Local Plan and Councillor Neath undertook to do this and present it at the March meeting. Councillors also agreed that it was important to begin to form a relationship with Beckingham Business Park as soon as possible. Signage to the Park was discussed and the need for lorries to turn left out of the Park to limit use of the junction outside St Nicholas Hall. Priti Patel had voiced the opinion that Highways should allocate extra money to the village to improve infrastructure because of the presence of the Business Park and the increased traffic and size of the lorries using the roads in and around Tolleshunt Major.

The clerk will draft a letter to Priti Patel MP following up the ideas presented at her visit (setting up a meeting with Highways and Beckingham Business Park, information on any conditions relating to the Park, help with comments on the Local Plan review, a QR code to report highways defects direct to the MP) and this will be sent first to the Chair for any additional comments.

Public rights of way

There was nothing to report.

Speed camera. Report on possible grant funding sources. Councillor Neath recently attended a Funders' Information meeting and was able to obtain sources for possible grants.

Any other issues concerning Highways

It was noted that a van is often parked in Tudwick Road very close to the junction with Witham Road, and Councillor Deer undertook to speak to the owner.

4750.23 To note any other issues or information which may be raised

An Open Day/drop in session/stand at the village fete was discussed as a useful way of involving residents in the activities of the Parish Council. This will be further discussed at the March meeting.

4751.23 To consider other items for information or for inclusion on future agendas

No further issues were raised.

As there was no further business the meeting was closed at 8.43 pm.

The above Minutes were approved at the meeting dated 12.3.2024 and recorded as Minute Ref: 4753.23.

Appendix A

MEETING HELD ON 8.2.2024 WITH PRITI PATEL MP IN ST NICHOLAS HALL TOLLESHUNT MAJOR

Present: Priti Patel MP and two aides
Councillors T Deer, K Neath and M Coster
Parish clerk V Banyard

Councillors explained the history of the bennett island and its importance in speed control and managing risk.

PP said that she is aware of the problems surrounding BBP and the associated highways issues. She stated that it was a priority to sort out and maintain the junction. With the increase in traffic to and from BBP, its volume and speed must be acknowledged together with the impact on local residents, highway infrastructure and road signage. BBP must recognise that this is a residential area. She is eager to set up a meeting with the management of BBP to accept responsibility for the above, and the Parish Council should be included in this meeting.

Highways needs to be involved in establishing the peak and off peak times for travel movements to and from the Park, and to improve roads and pavements in this residential environment. The existence of the BP should raise the level of maintenance that Highways should carry out in the area.

PP – the site of the bennett island needs to be much more structured and further white lining needs to be carried out – Highways should put this in place. PP felt there should be restrictions on the expansion of the Park and will look at the original conditions imposed and remind BBP's management of these. Parish Council raised concerns at the apparent lack of enforcement by MDC.

PP - As the Maldon District Local Plan is up for review the Parish Council should make a formal representation to MDC to voice its concerns about the future of BBP – scale, employment and road infrastructure. The Council can also liaise with Little Totham PC on this.

PP urged the Parish Council to constantly feed back to her any future damage to roads, signage or property so that she can report this to Highways.

Parish Council raised the issue of parking in Beckingham Street outside the Park – PP said that there is no need for activity in BBP to spill over into Beckingham Street and there is no need to park in the road. BBP could be more helpful and considerate in addressing this problem. She recognised the difficulty that emergency vehicles have if there is parking on the road.

MC to send PP Parish Council's thoughts on improving the bennett island/junction, and photos of the island and traffic. The land opposite the Hall could be key to improving the junction.

VB to send PP any old plans from the Local Highways Panel about possible junction improvements.

PP - The lorries from the Park are too wide for the current roads and passing bays could be provided.

PP – Parish Council to use QR code to send details of potholes/verge damage straight to her.

PP – The Parish Council needs to have a relationship with BBP so that concerns can be discussed – PP will start this up.

MC to put on the village facebook that the meeting with PP has been held.