

## TOLLESHUNT MAJOR PARISH COUNCIL

### Minutes of the Ordinary Meeting held on 12.3.2024 in St Nicholas Hall Tolleshunt Major

Present:

Chair – Councillor T Deer

Vice Chair – Councillor K Neath

Councillors N Burrell, M Coster, T Payne 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.

#### **4752.23 To receive apologies for absence and Declarations of Interest in the Meeting's agenda items.**

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

No Declarations of Interest were made.

#### **4753.23 To approve the Minutes of the Ordinary Meeting held on 13.2.2024**

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

#### **4754.23 Planning**

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

HOUSE/MAL/23/01145 Penny House Tolleshunt D'Arcy Road Tolleshunt Major	Increase ridge height of existing dwelling and construct dormer windows to provide rooms in the roof. Front and side extension. New porch and alterations to fenestration.	<b>Approved</b> Date of decision: 9.2.2024
NMA/MAL/24/00119 Offices Beckingham Business Park Beckingham Street Tolleshunt Major	Application for a non <u>material</u> amendment following a grant of planning permission 20/00493/FUL (Erection of 13no business and general industrial units, office block and café)	<b>For information only.</b> <b>Approved</b>

Latest planning applications – The following were considered:

24/00130/COU	Building at junction of Braxted Park Road/Maldon Road Tiptree	Change of use of existing agricultural barn to farm shop and change of use of existing farm shop to café, resurfacing of existing car park and provision of 32 parking spaces commensurate with increased floor space, cycle store and landscaping. It was <b>RESOLVED</b> to object to this application on the grounds given in Appendix A of these
24/00114/FUL	Maldon Crystal Salt Company Limited Saltworks at Longwick Farm Joyces Chase Tolleshunt Major	Single storey boiler house with associated hardstanding and external gas storage tanks. It was <b>RESOLVED</b> to make no comment on this application.

Enforcement issues. To receive any updates.

Councillor Mr Deer has spoken to the chair of Little Totham Parish Council and a letter will be drafted to Maldon District Council regarding the performance of its enforcement team. Both Councils need to understand what is going on in regard to breaches of planning conditions and are concerned at the lack of action and the fact that some enforcement cases have not been dealt with even after a long period of time. There is a need for more regular updates and a clear description of what the issues are, with clarification as to what is meant by a change of use. Councillors considered a list of ongoing cases in the two parishes which was provided by Councillor Mrs Thompson.

Parish Council comments on any future Maldon District Local Plan review.

The draft submission as presented by Councillor Neath were considered and approved, and it was **RESOLVED** to send a copy of this to Priti Patel MP asking for her comments. She will also be asked how this can be submitted outside the normal consultation process.

To consider any other planning issues.

Concerns were raised about a possible breach of planning conditions at Lyncroft Bakers Lane. This will be reported to the enforcement team at Maldon District Council.

#### **4755.23 Finance**

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

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

1.	£	294.23	V Banyard	Clerk's salary and office allowance Mar
2.	£	69.05	HMRC	Clerk's tax Mar
3.	£	22.35	V Banyard	Internet charge Mar; clerk's travelling expenses Dec 2023 – Mar 2024 inclusive
4.	£	16.04	Tolleshunt Knights PC	Toner costs – half share with TKPC
5.	£	124.95	Maldon District Council	Parish Council election costs

Councillor Payne will look further into on line banking for the Parish Council.

#### **4755.23 To appoint the internal auditor for the accounts for the year ended 31.3.2024 – update.**

Due to a recent sad bereavement it was uncertain if Ms Wood would be available to carry out the audit. The clerk will speak to Ms Wood to find out if she is still willing to do this work.

#### **4756.23 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.

There was nothing further to report.

Any other issues concerning the playing field.

The ditch has been cleared at the back of the field but the ground is still very wet. Any further work will have to wait for better weather.

#### **4757.23 To consider any Highways issues**

Trucam report – no report was available. The Council **RESOLVED** not to renew the Trucam contract for the meantime as it was felt to have little impact on controlling speeding in the village, However, this will be reviewed in September 2024 and there remains a budget for further patrols if needed.

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

Highways has indicated that signage issues outside the Hall have been inspected and works are scheduled to take place. It is felt important to have a meeting with both Highways and Beckingham Business Park as soon as possible in order that the Parish Council can have an input into how the junction could be improved. Priti Patel MP will be asked if a date for such a meeting has been made.

Community Speedwatch. As no one has come forwards to take over the group the equipment will be returned to Essex Police.

Public rights of way

A new fingerpost has been erected on one path, and it was reported that Essex Ramblers are emphasising the need for the reinstatement of cross field paths.

Speed camera. Report on possible grant funding sources. Councillor Neath advised that she has found a new source for possible grant funding and the Community Safety Partnership would submit the bid. Permission is to be sought from Highways for the speed camera to be put up in the village.

Any other issues concerning Highways

No issues were raised.

**4758.23 To set the date for the Annual Parish Assembly.**

It was **RESOLVED** that the Parish Assembly should take place on Tuesday 9<sup>th</sup> April 2024 at 7.00pm and this will be followed by the April Ordinary Meeting of the Council.

**4759.23 To note any other issues or information which may be raised**

No issues were raised.

**4760.23 To consider other items for information or for inclusion on future agendas**

No issues were raised.

As there was no further business the meeting was closed at 8.56 pm.

**The above Minutes were approved at the meeting dated 9.4.2024 – Minute reference 4763.23**

**Appendix A**

**Application no: 24/00130/COU - Building at junction of Braxted Park Lane and Maldon Road Tiptree**

The Parish Council recommends **refusal** of the above application on the following grounds:

Road safety concerns. The access into and out of the site lies within a few metres of the busy junction of Braxted Park Road and Maldon Road (81022). These are both fast roads with the former carrying traffic to and from the A12. Furthermore there are two minor junctions coming onto Maldon Road almost opposite the site (Loamy Hill Road and Grove Farm Road.) The extra traffic turning into and out of the proposed cafe/shop would increase what the Parish Council believes is already a hazardous situation. The majority of users would need to access the site by car due to a lack of viable alternatives. The bus stop close to the site offers only a very infrequent service and pedestrians could only access the proposed shop/cafe via busy roads with no footway.

It is also felt that there is no justification for the expansion of a retail shop and cafe at this site. Due to its isolated location outside of any town, village or settlement it can hardly be considered as a community facility.

Although the proposal makes the case that the farm shop and cafe will offer local produce there are other shops and cafes in nearby towns which can already provide this. The applicant also states that the cafe/shop would boost local tourism but this is felt to be unlikely given its isolated location and lack of bus services. The argument is that the site is not suitable for further expansion and such development in the countryside should be controlled.

The Parish Council also notes that the existing "agricultural barn" has never in fact been used for this purpose.

In summary the Parish Council believes that this proposal is on a site that is not suitable for expansion and that there is no need for such development. It therefore recommends that the application is **refused**.

V Banyard (Parish clerk)