

Wickham Bishops Parish Council

Parish Councillors:

I S F MacGregor (Chairman)
 Mrs A Mickelsen (Vice Chairman)
 H M Bass
 P J Bates
 Mrs R Johnson
 S J Nicholas
 Mrs R M Pink CBE
 B F Sayers
 I D Wardrop



Parish Clerk:

Mrs L J Rowland
 Wickham Bishops Parish Council
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MINUTES Of Parish Council Extraordinary Meeting held on Thursday 7 th August at 7.30 pm in the Small Hall, Village Hall	
Item	Subject
14/148	Those Present and Apologies for Absence In the chair: Cllr MacGregor Present: Cllrs Bass, Bates, Johnson, Mickelsen, Nicholas, Pink, Sayers and Wardrop; the Clerk Apologies for absence: None Approximately 75 members of the public were present.
14/149	Declaration of Interests and Compliance with the Ethical Framework Cllr Bass declared a pecuniary interest in item 14/153 application OUT/MAL/14/00582. Cllr Nicholas's Declaration of Office was received.
14/150	Approval of Minutes Resolved. The minutes of the Parish Council meeting held on 1 st July 2014 were approved as a true record. Proposed Cllr Mickelsen, seconded Cllr Pink. Resolved. The minutes of the Planning Committee meeting held on 11 th July 2014 were approved as a true record. Proposed Cllr Mickelsen, seconded Cllr Sayers.
14/151	Matters Arising Resolved. The list of urgent payments was approved. No further urgent spending proposals were proposed.
14/152	Public Forum Eight residents spoke against planning application OUT/MAL/14/00582. A member of the public spoke against a planning application ESS/39/14/BTE for a sand and gravel quarry at Colemans Farm.

14/153

Planning

The weekly decision lists were noted and the Chairman remarked that following approval of application 13/01151, Land Opposite Beech Green, Tiptree Road, Wickham Bishops Parish Council was commended by Maldon District Councillors for the hard work and professionalism displayed in support of the application.

Cllr Bass left the hall due to his declared pecuniary interest in the following application.

OUT/MAL/14/00582 Land Adjacent Malone Cottage Maypole Rd Wickham Bishops.

Cllr Sayers stated that the deadline for responses had now been extended to 14th August for this application.

Eight letters of objection had been submitted to the Clerk and Parish Councillors. Cllr Sayers read out a summary of the points raised.

The following points were noted:

- the site lies outside the settlement boundary, in the countryside, and following approval of application 13/01151 there is no need for additional smaller and affordable housing in Wickham Bishops;
- the site lies in a Special Landscape Area and is characterised by open and wooded farmland with recreational facilities including playing field, tennis courts, Scout headquarters and national cycle route;
- the proposed housing density is far higher than the surrounding area and the quantity of proposed housing is thought to be beyond the capacity of local infrastructure such as drainage, schooling and roads;
- Maypole Road is a busy main road that is subject to speeding and the additional traffic would be generated directly onto this key distributor road;
- if alternative access were to be sought via Great Totham Road, there is a sports field entrance opposite, a neighbouring Scout camp headquarters and it lies on the key pedestrian route for Wickham Bishops schoolchildren. On sporting and scouting event days, during weekly club sessions and daily school drop-off and pick-up times the narrow road is highly congested with concomitant reduction in pedestrian visibility;
- an immediate neighbour of the site is Prances Scout Campsite which hosts scout troops, jamborees, campfires and open-air camping. Issues of safeguarding and conflict between scouting activities and residential requirements will arise which could lead to a reduction in economic activity at the campsite;
- the site borders Great Totham parish boundary and forms part of the green separation between Wickham Bishops and Great Totham. Development of this site will cause coalescence of the two villages.

Resolved. For resulting issues of lack of need, harm to the countryside and landscape character, infrastructure, road and pedestrian safety, safeguarding, amenity of a neighbouring property, economic sustainability and coalescence the proposal was considered contrary to the Wickham Bishops Village Design Statement, LDP policies H1, H4, H5, S1 and S8, RLP policies BE1, CC6, CC7, H1, H2, H10 and S2 and the National Planning Policy Framework. Wickham Bishops Parish Council therefore recommended REFUSAL.

Approximately 60 members of the public then left the hall.

Cllr Bass returned to the hall and abstained from voting on the following planning applications due to the potential for him to vote at the District Council planning meeting.

OUT/MAL/14/00692 Land rear of Quinneys Back Lane Gt Totham

Two letters of objection had been received.

The following points were noted:

- the application site lies outside and bordering the settlement boundary on a narrow road which joins the dangerous junction at Maypole Road;
- the proposal is for a large house;
- There is no mains drainage in the vicinity.

Resolved. For resulting issues of lack of need, extension of the settlement boundary, precedent-setting, harm to the countryside, infrastructure and road safety the proposal was considered contrary to the Wickham Bishops Village Design Statement, LDP policies H4, H5 and S8 and RLP policies BE1, H1, H2, H10 and S2. Wickham Bishops Parish Council therefore recommended REFUSAL.

FUL/MAL/14/00685 Site Adjacent to Ashcroft, Kelvedon Road

It was noted that the proposed garage will be positioned considerably forward of the building line of the neighbouring property Ashcroft, and of the proposed new property.

Resolved. The Parish Council considered the garage placement would materially affect the street scene and would be out-of-character with neighbouring properties and is therefore contrary to LDP policy D1 and RLP policy BE1 and to Wickham Bishops Village Design Statement which states that new builds should have adequate space to the side of the property for garages. The Parish Council therefore recommended REFUSAL.

LDP/MAL/14/00627 Juniper House 6 Warrens Wickham Bishops

The application seeks to determine whether planning permission should be sought or if the development is covered by permitted development rights.

No letters of objection had been received by the Parish Council.

Resolved. The Parish Council was not aware of any reason to suggest that the alterations and extension exceed permitted development and therefore suggested that planning permission is not required.

Cllr Pink declared a non-pecuniary interest in the following application and retired from the deliberations.

WTPO/MAL/14/00632 8 Handleys Lane Wickham Bishops

Resolved. The Parish Council recommended APPROVAL with the condition that a qualified tree surgeon carry out the work.

Cllr Pink returned to her seat.

FUL/MAL/14/00672 Turncole Farm The Marshes Southminster

Resolved. The Parish Council considered that this application will have an increased visual impact and a greater impact on wildlife.

The Parish Council therefore recommended REFUSAL.

It was suggested that MDC is introducing a process to notify neighbours of planning applications.

Action: *The Clerk to follow up with MDC Planning Department.*

	<p>A complaint had been sent to MDC and copied to the Clerk, regarding the unauthorised creation of road access to the garden plot between Mapstones and Ballingdon on Maypole Road, subject of a recently refused housing planning application.</p> <p>Action: <i>The Clerk to follow up with MDC Planning Department.</i></p> <p>Cllr Bass advised that the unauthorised fence and caravans at Hamara are subject to appeal and enforcement should the appeal fail.</p>
14/154	<p>Dates of Next Meetings</p> <p>Friday 15th August 2014 Planning Meeting at 11.30am Tuesday 2nd September 2014 Ordinary Meeting at 7.30pm</p>
14/155	<p>Close of Meeting 8.50 pm</p> <p>Items for September agenda:</p> <ul style="list-style-type: none"> - Document retention policy - Review of Clerk's worked hours - Website refresh proposals - Traffic Calming & Approval of Potential Highways Improvements Schemes - Sand and Gravel Extraction at Colemans Farm ESS/39/14/BTE

Notice is hereby given that, should there be plans to discuss, a Planning Meeting will be heard on **Friday 15th August 2014** at 11.30am in the Village Hall Boardroom. Members of the public are welcome to attend. **Please Note** any plans to be discussed will be listed on the Parish Council noticeboard (outside One Stop) prior to the meeting.