

Wickham Bishops Parish Council

Parish Councillors

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



Winner Best Kept Village 2009, 2015
3rd Place Essex Village of the Year 2015
www.wickhambishopsparishcouncil.org

Parish Clerk

Mrs L J Rowland
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MINUTES of Parish Council Meeting held on Tuesday 31st January 2017 at 7.30pm in the Village Hall Boardroom	
Item	Subject
17/016	Those Present and Apologies for Absence In the chair: Cllr MacGregor Present: Cllrs Bass, Bates, Mickelsen, Mundell, Nicholas, Sayers and Wardrop; the Clerk. Apologies for absence were accepted from Cllr Pink. There were thirty-four members of the public present including the Tree Warden Mr Chris Cooke and Planning Consultant Mr Paul Munson.
17/017	Declaration of Interests and Compliance with the Ethical Framework There were no declarations of interest.
<i>In consideration of the comfort of the number of attendees forced to stand, items 17/019 and 17/022 were brought forward.</i>	
17/019	Public Forum An agent for the applicant spoke on behalf of planning application 'OUT/MAL/17/00028 - Land Rear of 22 Tiptree Road'. Comments in support referred to: the lack of an approved district development plan; out-of-date planning policies; a sustainable location; and provision of open-market and affordable housing. Ten members of the public spoke against planning applications 'FUL/MAL/16/01495 - Land Opposite 18 Handleys Lane' and 'OUT/MAL/17/00028 - Land Rear of 22 Tiptree Road'. Arguments against both proposals included: the existence of protected species such as newts, slow worms and bats; loss of amenity for the community using the nearby public right of way; sufficient existing and planned housing; the school and surgery being at capacity; the location being outside the development boundary contrary to both the District Council's planning policies and the emerging Wickham Bishops Neighbourhood Plan; the undesirable precedent of further greenfield development; coalescence of the main settlement and Kelvedon Road settlement; and the site being the source of local flooding issues, which would be exacerbated. Arguments against the Tiptree Road application referred to: Tiptree Road being unsuitable for a new road junction due to its narrowness and speed of traffic, as evidenced both anecdotally and within the application's traffic study; the lack of safe pedestrian access; and out-of-date documents used within the proposal. Arguments against the Handleys Lane application included: the lane being too narrow for passing vehicles and service vehicles, which are forced to share the access with pedestrians and cyclists due to there being no footway; a surfeit of large family houses locally; the designs being out-of-keeping with the character of the lane; and inaccuracies within the proposal.

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17/022	<p>Planning Applications and Decisions</p> <p>Cllr Sayers explained that, whilst the Parish Council is consulted on all applications, the District Council will make the final decision. Cllr Bass refrained from voting on the applications due to the potential for him to vote at the District Council planning meeting.</p> <p><u>Applications:</u></p> <p>FUL/MAL/16/01495 - Land Opposite 18 Handleys Lane Wickham Bishops</p> <p>Thirteen letters of objection and one of comments had been received.</p> <p>Councillors noted that the location was outside the development boundary. The application was considered to have relevant similarities to an application for five new dwellings on paddock land at the end of a rural lane 'Crabbs Farm, Back Lane FUL/MAL/14/01192' which was refused at appeal for the harm it would do to the appearance and character of the surrounding countryside.</p> <p>It was reported that the recent Housing Needs Survey showed there to be no need for large family housing, and that the designs were out-of-keeping with the Handleys Lane properties. With sufficient suitable housing available in the Snows Corner development and the 14 dwellings planned next to Malone Cottage on Maypole Road, Councillors concluded that both the rural allocation and the independently-identified needs (established by the Housing Needs Survey for the emerging Wickham Bishops Neighbourhood Plan) had been met.</p> <p>Councillors stated that the bridleway and public right of way was popular with pedestrians and cyclists and the development would be expected to contribute negatively to public enjoyment and safety. The narrow road, which is unable to accommodate passing cars and provides no pedestrians footways, was thought unsuitable for additional traffic. Councillors acknowledged the effects on protected wildlife and the loss of public amenity the proposal would bring and expressed concern at the resulting coalescence of the distinct settlement areas of central Wickham Bishops and the Kelvedon Road ribbon development. Finally, the lack of capacity at the local school and Surgery were noted.</p> <p>For these reasons, the application was considered contrary to Submission LDP Policy S1 – <i>Sustainable Development</i>, Policy S2 – <i>Strategic Growth</i>, Policy S7 – <i>Prosperous Rural Communities</i>, Policy H1 – <i>Affordable Housing</i>, Policy H2 – <i>Housing Mix</i>, Policy H4 – <i>Effective Use of Land</i>, Policy D1 – <i>Design Quality and Built Environment</i> and Policy T1 – <i>Sustainable Transport</i>, the Wickham Bishops Village Design Statement, the emerging Wickham Bishops Neighbourhood Plan and the Wickham Bishops Housing Needs Survey.</p> <p>Resolved: The Parish Council recommended REFUSAL. Proposed Cllr Sayers, seconded Cllr Wardrop.</p> <p>OUT/MAL/17/00028 - Land Rear of 22 Tiptree Road Wickham Bishops</p> <p>Four letters of objection and one of comments had been received.</p> <p>Councillors noted that the location was outside the development boundary. With sufficient suitable housing available in the Snows Corner development and the 14 dwellings planned next to Malone Cottage on Maypole Road, Councillors concluded that both the rural allocation and the independently-identified needs, established by the Housing Needs Survey for the emerging Wickham Bishops Neighbourhood Plan, had been met.</p> <p>Councillors stated that the bridleway and public right of way was popular with pedestrians and cyclists and the development would be expected to contribute negatively to public enjoyment and safety. The lack of footways, narrowness of Tiptree Road and the speed of passing traffic, as identified in the applicant's Traffic report, was noted. Councillors acknowledged the effects on protected wildlife and the loss of public amenity the proposal would bring and expressed concern at the resulting coalescence of the distinct settlement areas of central Wickham Bishops and the Kelvedon Road ribbon development. Finally, the lack of capacity at the local school and Surgery were noted.</p>

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	<p>For these reasons, the application was considered contrary to Submission LDP Policy S1 – <i>Sustainable Development</i>, Policy S2 – <i>Strategic Growth</i>, Policy S7 – <i>Prosperous Rural Communities</i>, Policy H4 – <i>Effective Use of Land</i>, Policy D1 – <i>Design Quality and Built Environment</i> and Policy T1 – <i>Sustainable Transport</i>, the Wickham Bishops Village Design Statement, the emerging Wickham Bishops Neighbourhood Plan and the Wickham Bishops Housing Needs Survey.</p> <p>Resolved: The Parish Council recommended REFUSAL. Proposed Cllr Sayers, seconded Cllr Wardrop.</p> <p>Cllr Sayers introduced Mr Paul Munson to the meeting who gave a report on his participation in the appeal hearing for ‘<i>Up to 52 dwellings on Land Behind 9 Church Road</i>’. Mr Munson outlined the Parish Council’s arguments against the proposal on the four main issues of appearance, connectivity to the village and facilities, adequacy of affordable housing, and infrastructure contributions. He reported that a decision was due by the end of February 2017.</p> <p>Cllr Nicholas explained to the meeting that the Parish Council, in seeking to act in the best interests of residents, had employed Mr Munson due to the impact that the development would have. Comments from the residents present were supportive of the Council’s efforts.</p> <p>Cllr Bass advised that should the Planning Inspector find in favour of the application, there remained the option of a judicial review, however this would be both very expensive and likely to succeed only where the inspector could be shown not to have followed due process.</p> <p>Thirty-two members of the public left the meeting including Mr Paul Munson.</p> <p>Action: <i>the Clerk to write a letter of thanks to Mr Munson on behalf of the Parish Council.</i></p> <p>ENF/15/00093/02 - Tolleshunt Wood in Chantry Wood Witham Road Wickham Bishops The Enforcement Appeal notice had been forwarded by the District Council for information. Action: <i>Cllr Bass to report on outstanding enforcement notices within Chantry Wood.</i> Action: <i>Cllr Sayers to draft a letter to the Rt. Hon. P Patel MP and the Leader of Maldon District Council regarding expected planning appeals.</i></p> <p>There were no decisions by Maldon District Council or the Planning Inspectorate to note.</p>
17/018	<p>Approval of Minutes</p> <p>Cllr Sayers requested that the statement which he had read out at the meeting on 3rd January 2017 be added to the minutes. It was agreed that the statement would be made available.</p> <p>Resolved: that the minutes of the Parish Council meeting held on 3rd January 2017 be approved as a true record. Proposed Cllr Nicholas, seconded Cllr Mickelsen.</p> <p>Resolved: that the minutes of the Planning Committee meeting held on 20th January 2017 be approved as a true record. Proposed Cllr Mickelsen, seconded Cllr Wardrop.</p>
17/020	<p>Chairman’s Report</p> <p>The Chairman reported that the lease for the air raid shelter had been completed. An April work date to remove the ivy and clear the shelter will be arranged.</p> <p>Action: <i>Mr Chris Cooke to advise on the ivy removal</i></p> <p>Action: <i>The Clerk to schedule a discussion item on the March meeting agenda</i></p>
17/021	<p>Clerk’s Report</p> <p>The Clerk drew attention to the latest Issues List and the progress on three of the flooding items, and explained that Essex County Council Highways were investigating the unexpected addition of an electronic timetable to the parish council-owned bus stop shelter.</p> <p>Action: <i>Cllrs Nicholas and MacGregor to report back to the resident at 31 Holt Drive.</i></p>

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17/023	Monthly Councillor Surgeries <p>There were three visitors to the 21st January surgery with three queries. A resident requested help in contacting ECC Highways regarding a ditch on Church Road and a Walks booklet and Speed sticker were handed out.</p> <p>Attendees for the surgery on 18th February will be Cllrs Bates and Mundell and for 18th March, will be Cllrs MacGregor and Wardrop.</p>
17/024	District Council Report <p>The District Councillor reported that Maypole Road would be closed over the 28th and 29th March, for sewerage connection works, and that the planning application 'RES/MAL/16/01475 – <i>The Summer House Back Lane</i>' would be determined by Committee.</p> <p>The Examination-in-Public of the LDP has finished and an Interim Head of Planning Services is in place. Cllr Bass has taken a seat on the Locality board.</p> <p>MDC's Enforcement Officer has made progress on the parking issues caused by the Car Sales business, with a reduction in the number of longer-term parked vehicles. A resident who had not been keeping their dog under control along Wellands had also been contacted and had taken steps to keep the dog leashed.</p>
17/025	Governance <p>Resolved: that the update to Standing Orders to include the Public Contracts Regulations 2015 be adopted. Proposed Cllr Wardrop, seconded Cllr Nicholas.</p> <p>Resolved: that the update to Financial Regulations to include the Public Contracts Regulations 2015 be adopted. Proposed Cllr Wardrop, seconded Cllr Nicholas.</p>
17/026	Finance <p>Resolved: The balances were noted and the list of payments agreed. Proposed Cllr Mickelsen, seconded Cllr MacGregor.</p> <p>Resolved: A domain and mailboxes for the Neighbourhood Plan would be purchased, at a cost of £30 in 2017 and £12 in 2018, in accordance with <i>the General Power of Competence, Localism Act 2011 S.1(1)</i>. Proposed Cllr Nicholas, seconded Cllr Mundell.</p>
17/027	Admittance to the Local Government Pension Scheme <p>Resolved: The Parish Council would admit Liane Rowland to membership of the Local Government Pension Scheme operated by Essex County Council, the necessary 7 days' public notice having been given. Proposed Cllr MacGregor, seconded Cllr Mickelsen.</p>
17/028	Annual Litter Pick <p>Resolved: The Wickham Bishops annual litter pick event would be held at 9.30am on Saturday 4th March 2017, to coincide with the National Annual Litter Pick weekend. Proposed Cllr MacGregor, seconded Cllr Wardrop.</p> <p>Action: <i>The Clerk to advise MDC and to circulate the information received from MDC.</i></p>
17/029	Correspondence <p>There was no correspondence to note.</p>
17/030	Progress Reports from Councillors and Committees <p>Cllr Wardrop reported that the SID poles had been erected and the VASs removed. The SIDs smiley-faces were expected imminently. It was noted that the minutes of the Local Highways Panel still included the possibility of closing the School Road / The Street junction and making Back Lane one-way. It was reiterated that the Parish Council had not requested these elements and it was suggested that local residents had independently asked for these measures.</p>

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	<p>Cllr Nicholas advised that the ECC Highways Officer was now overdue on his visit to look at a potential site for a Maldon-bound bus stop near Snows Corner.</p> <p>Cllr Mundell stated that he had stepped down from the Neighbourhood Plan Steering Group. Ms Jane Williams had been appointed Chair of the Group.</p> <p>Concern was expressed by Cllr Bass to the prevalence of ivy around the village and the potential for damage to many trees.</p> <p>Action: <i>Mr Chris Cooke to write an article for the parish magazine on removal of ivy from trees</i></p> <p>Action: <i>The Parish Council to consider a community initiative to remove ivy</i></p>
17/031	<p>General Village News</p> <p>The Welcome Evening for newcomers on 4th May, to be hosted by St. Bartholomew's Church, was noted. Cllr Bass will address the attendees and the Neighbourhood Plan will have a stall.</p> <p>The public open spaces in the Chantry Grove development may require some maintenance work. The spaces are expected to be handed over to the Parish Council in due course.</p> <p>Action: <i>The Clerk to check the progress and likely handover date with MDC.</i></p>
17/032	<p>Dates of Next Meetings</p> <p>Friday 24th February 2017 Planning Committee Meeting at 11.30am <i>if required</i></p> <p>Tuesday 7th March 2017 Full Council Meeting at 7.30pm</p>
17/033	<p>Close of Meeting 9.50pm</p> <p>Items for future agendas (additional items to Chairman and Clerk by Friday 24th February):</p> <ul style="list-style-type: none"> - Website refresh and Local Council Award Scheme (March) - Community ivy day planning (March) - Air raid shelter clear-up event planning (March)