

# Wickham Bishops Parish Council

## Parish Councillors

Mrs A Mickelsen (Chairman)  
I D Wardrop (Vice-Chairman)  
H M Bass  
P J Bates  
Mrs J Elliston  
I S F MacGregor  
R Mundell  
S J Nicholas  
J Williams



Winner Best Kept Village 2009, 2015  
3<sup>rd</sup> Place Essex Village of the Year 2015  
[www.wickhambishopsparishcouncil.org](http://www.wickhambishopsparishcouncil.org)

## Parish Clerk

Mrs L J Rowland PSLCC  
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<b>MINUTES of Extraordinary Parish Council Meeting</b> <b>held on Friday 18<sup>th</sup> May 2018 at 11.30am in the Village Hall Boardroom</b>	
Item	Subject
<b>18/101</b>	<b>Those Present and Apologies for Absence</b> Apologies for absence were accepted from Cllrs Ellison and Mickelsen. In the absence of the Chairman of the Parish Council, Vice-Chairman Cllr Wardrop chaired the meeting.  In the chair: Cllr Wardrop Present: Cllrs Bass, Bates, MacGregor, Mundell, Nicholas and Williams; the Clerk. There were twenty-one members of the public present.
<b>18/102</b>	<b>Declaration of Interests and Compliance with the Ethical Framework</b> There were no Declarations of Interests.
<b>18/103</b>	<b>Public Forum</b> Nine members of the public spoke against appeal application <i>FUL/MAL/16/01495 - Land Opposite 18 Handleys Lane</i> . Arguments included the site being located outside the development boundary contrary to the adopted Local Development Plan (LDP), the lane being too narrow at 2.4m to accommodate building supply lorries, the weakness of the lane's surface to withstand those lorries and insufficient land within the developer's control to provide suitable sightlines. The refusal on appeal of the site on Church Road, due to being outside the development boundary, was suggested as a precedent. A member of the public reported that the Planning Inspectorate (PINS) had no records of comments made by him and others, to the January 2017 application. Another visitor pointed out that Essex Highways had acknowledged its employees had not visited the site before responding to the original application and queried whether PINS would take that into account. Cllr Bass advised that all interested attendees should submit comments afresh to PINS, with a copy to Maldon District Council and their member of parliament the Rt Hon Priti Patel MP, prior to the closing date of 31 <sup>st</sup> May 2018. Cllr Wardrop reported that PINS would conduct the appeal by way of written representations, and whilst this would include a site visit by the Inspector, it was not certain that the parish or district councils would be informed of the visit or invited to accompany the Inspector.
<b>18/104</b>	<b>Planning Applications and Decisions</b> Cllr Bass explained that he does not vote on planning applications due to his possible involvement in determining the applications at the District Council.  <u>Application</u> <b>FUL/MAL/16/01495 - APPEAL - Land Opposite 18 Handleys Lane, Wickham Bishops</b> Councillors stated that the location was outside the development boundary and reported that the Residents' Survey for the emerging NHP showed 84% of respondents said that this open green space was important to the community. It was considered that the natural beauty of the open countryside would be adversely affected, and the proposal was therefore contrary to Policy S8 – <i>Settlement Boundaries and the Countryside</i> of the adopted LDP and the emerging policies of the Neighbourhood Plan (NHP).

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	<p>At the point of the site access, it was noted that the lane becomes a bridleway with open fields, trees and vegetation to either side, presenting a natural breathing space between the centre of the village and the built-up area on Kelvedon Road. It was considered that development of the site would inevitably introduce boundary treatments and a built form along the bridleway, adversely affect its intrinsic green character, resulting in an urban link between the two built-up areas.</p> <p>In proposing large, five-bedroomed dwellings, the application was considered to fail to accord with the independently assessed 2016 Wickham Bishops Housing Needs Survey or the Village Design Statement. It was felt that the continuing pressure on local school places and doctors' surgery would be exacerbated by the provision of family-sized dwellings.</p> <p>Councillors noted that the narrowness of the lane prevents cars from passing and combined with increased vehicle movements would lead to congestion on The Street.</p> <p>Finally, the strong sentiment in the village against the proposal, which had produced 49 letters of objection and 21 residents attending the meeting, was noted.</p> <p><b>Resolved:</b> The Parish Council agreed to recommend DISMISSAL of the appeal. Proposed Cllr Wardrop, seconded Cllr Nicholas</p> <p>There were no delegated decisions made by the Parish Clerk, or decisions made by the Planning Inspectorate, to note.</p> <p>The decisions made by Maldon District Council, and its recent approval of 17/0174/RES - <i>Land East of Malone Cottage</i>, were noted. Cllr Nicholas reported that developers Moody Homes Ltd had promised to donate a strip of land along the Prances side of the ..<i>Malone Cottage</i> site to the Parish Council, with the aim of providing a publicly-accessible path from Maypole Road to Great Totham Road.</p>
<b>18/105</b>	<p><b>Finance</b></p> <p>Cllr Wardrop explained to the meeting the benefits and costs of using Maldon District Council's TRUCam speed monitoring service. Cllr Nicholas reported that a parish councillor in Alresford had found TRUCam very effective in reducing speeding.</p> <p><b>Resolved:</b> The Parish Council would allocate £100 to fund a trial of the district's Community Protection Team's TRUCam service <i>in accordance with the General Power of Competence, Localism Act 2011, s.1(1)</i>. Proposed Cllr Williams, seconded Cllr Mundell.</p>
<b>18/106</b>	<p><b>Dates of Next Meetings</b></p> <ul style="list-style-type: none"> <li>- Tuesday 5<sup>th</sup> June 2018 Parish Council meeting at 7.30pm</li> <li>- Friday 22<sup>nd</sup> June 2018 Planning Committee meeting at 11.30am <i>if required</i></li> </ul>
<b>18/107</b>	<p><b>Close of Meeting 12.34pm</b></p> <p>Items for future agendas:</p> <ul style="list-style-type: none"> <li>- Confirmation of Limited Assurance Review exemption, acceptance of internal audit report and approval of Governance Statements and Accounting Statements (June)</li> </ul>