

Wickham Bishops Parish Council

Parish Councillors

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



Winner Best Kept Village 2008, 2015
 3rd Place Essex Village of the Year 2015
www.wickhambishopsparishcouncil.org

Parish Clerk

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MINUTES	
Of Planning Committee Meeting held Friday 12th April 2019 at 11.30am in the Village Hall Boardroom	
Item	Subject
19P/013	Those Present and Apologies for Absence In the chair: Cllr MacGregor Present: Cllrs Mickelsen and Wardrop; the Clerk. There were two members of the public present.
19P/014	Declaration of Interests and Compliance with the Ethical Framework There were no declarations of interests.
19P/015	Public Forum A member of the public spoke on behalf of application <i>19/00340/FUL - Maypole Hall Maypole Road Great Totham</i> , explaining that the annexe would provide independent living accommodation for a family member in need of some home care, and would not be seeking to separate the plots.
19P/016	Planning Applications The Chairman of the Planning Committee Cllr MacGregor explained that, whilst the Parish Council is consulted on all applications, the District Council (MDC) will make the final decision. <u>Applications</u> 19/00289/WTPO – Maldon Wood Witham Road Wickham Bishops No letters of comments had been received. The Wickham Bishops Tree Warden expressed reservations over a lack of clarity of the plans and excessive proposed reduction in height. Councillors considered that whilst the specified 10metre crown reduction might be an error, a lack of certainty over the proposals meant that they were unable to recommend approval. Resolved: The Planning Committee recommended REFUSAL due to excessive works to the trees. Proposed: Cllr MacGregor; seconded: Cllr Mickelsen. 19/00332/WTPO – Tors Wood Chantry Wood Witham Road Wickham Bishops No letters of comments had been received. The Clerk stated that the Tree Warden had recommended approval and explained that reintroducing coppicing would be beneficial for the woodland. The Clerk had therefore decided to recommend APPROVAL under her delegated powers prior to the meeting. 19/00340/FUL – Maypole Hall Maypole Road Great Totham No letters of comments had been received. It was noted that the location lay outside the development boundaries of both Great Totham and Wickham Bishops. Councillors considered that the development was modest, would not be overlooked and some precedent had been set. The merits were countered by the proposal being contrary to the Parish Council’s stance against garden division and Policy S8 - <i>Settlement Boundaries and the Countryside</i> of the adopted Maldon Local Development Plan (LDP). Resolved: The Planning Committee would respond with NO COMMENT. Proposed: Cllr Wardrop; seconded: Cllr Mickelsen. Two members of the public left the meeting.

MINUTES

Of Planning Committee Meeting held Friday 12th April 2019 at 11.30am in the Village Hall Boardroom

19/00359/HOUSE – Avon Cottage 14 School Road Wickham Bishops

No letters of comments had been received. It was noted that the proposal was for a smaller extension than that previously approved and in sympathy with the neighbouring dwelling.

Resolved: The Planning Committee recommended APPROVAL. Proposed: Cllr MacGregor; seconded: Cllr Wardrop.

19/00375/HOUSE – Heathgate Wood 10 Witham Road Wickham Bishops

No letters of comments had been received. It was reported that the property was set back from the road, backing onto woodland and located between two similar sized dwellings. The proposals were not thought to have an adverse impact on the locality.

Resolved: The Planning Committee recommended APPROVAL. Proposed: Cllr Wardrop; seconded: Cllr MacGregor.

19/00345/OUT – Land Adjacent Little Hill Farm Mope Lane Wickham Bishops

No letters of comments had been received. The Committee observed that an earlier Reserved Matters application had been approved on appeal due to a lack of a five-year land supply within the Maldon district and the emerging LDP had not been adopted. These issues had since been rectified.

It was noted that the application site lay outside the settlement boundary of Wickham Bishops and approval would be contrary to LDP Policy S8 – *Settlement Boundaries and the Countryside*. Councillors considered that the application would constitute sub-division of the plot and did not appear to be an in-fill development, and the proposed dwelling would have a material impact upon the amenity of the adjacent dwelling, Little Hill Farm. For these reasons the application was considered to contravene LDP Policy H4 – *Effective Use of Land*. It was suggested that the existing tennis court fencing had little impact upon the view along Mope Lane. Replacement of the court with a dwelling would therefore adversely affect the street-scene contrary to LDP Policy D1 – *Design Quality and Built Environment*. Finally, it was noted that a relevant nearby proposal had been refused for failing to meet the requirements of the National Planning Policy Framework and LDP Policy S1 – *Sustainable Growth* for its lack of sustainability credentials.

Resolved: The Planning Committee recommended REFUSAL. Proposed: Cllr Wardrop; seconded: Cllr MacGregor.

Action: *The Clerk to ask the Ward Member to call-in the application for determination by Committee.*

19/00378/HOUSE – Menmuir 18 Witham Road Wickham Bishops

No letters of comments had been received. No concerns were identified.

Resolved: The Planning Committee recommended APPROVAL. Proposed: Cllr MacGregor; seconded: Cllr Mickelsen.

There were no further delegated recommendations made by the Clerk to note.

It was noted that the following decisions had been made by Maldon District Council:

- RES/MAL/19/00072 – Land East of Malone Cottage Maypole Road – APPROVED
- RES/MAL/19/00203 – Land Adjacent Shamrock Cottage Tiptree Road – APPROVED

There were no appeals decided or received by the Planning Inspectorate to note.

19P/017	<p>Dates of Future Meetings</p> <ul style="list-style-type: none"> - Tuesday 7th May 2019 Statutory Annual Meeting of the Parish Council at 7.00pm - Tuesday 7th May 2019 Annual Parish Assembly at 8.30pm - Friday 17th May 2019 Planning Committee Meeting at 11.30am <i>if required</i>
19P/018	Close of Meeting 12.08pm