

# 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  
I D Wardrop



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

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<b>MINUTES of Parish Council Meeting held on Tuesday 4<sup>th</sup> April 2017 at 7.30pm in the Village Hall Boardroom</b>	
<b>Item</b>	<b>Subject</b>
<b>17/058</b>	<p><b>Those Present and Apologies for Absence</b></p> <p>In the chair: Cllr MacGregor</p> <p>Present: Cllrs Bass, Bates, Mickelsen, Mundell, Nicholas and Wardrop; the Clerk.</p> <p>Apologies for absence were given on behalf of D/Cllr Durham by Cllr Bass.</p> <p>There were four members of the public present.</p>
<b>17/059</b>	<p><b>Declaration of Interests and Compliance with the Ethical Framework</b></p> <p>Cllr Bates declared a non-pecuniary interest in item 17/064 <i>OUT/MAL/17/00306 - Land South of The Old Rectory Church Road Wickham Bishops</i> due to his friendship with the applicants.</p>
<b>17/060</b>	<p><b>Approval of Minutes</b></p> <p><b>Resolved:</b> that the minutes of the Parish Council meeting held on 7<sup>th</sup> March 2017 be approved as a true record. Proposed Cllr Mickelsen, seconded Cllr Nicholas.</p> <p><b>Resolved:</b> that the minutes of the Finance Committee meeting held on 24<sup>th</sup> March 2017 be approved as a true record. Proposed Cllr MacGregor, seconded Cllr Mundell.</p> <p><b>Resolved:</b> that the minutes of the Planning Committee meeting held on 24<sup>th</sup> March 2017 be approved as a true record. Proposed Cllr Wardrop, seconded Cllr Mickelsen.</p>
<b>17/061</b>	<p><b>Public Forum</b></p> <p>A member of the public thanked Cllr MacGregor for representing the Parish Council's views of the '<i>Land Opposite 18 Handleys Lane</i>' proposal at Maldon District Council's Planning Committee meeting, the prior evening. The resident also thanked Cllr Bass, in his District Councillor role, for chairing the MDC meeting and drew attention to some questions he had posed via email. In his District Councillor capacity, Cllr Bass advised that MDC cannot oppose consultation responses given by Essex County Council's Highways team, as any subsequent appeal inspector would ignore MDC's arguments in this respect. Cllr Bass explained that members of the public may provide additional information and third-party reports to appeal inspectors, contrasting this with district and parish councils, which may not add further evidence during an appeal.</p> <p>A member of the public raised concerns about hedge removal and a new access and structure at Ballards field on Grange Road. Cllr Bass responded that the structure had been investigated by the MDC Enforcement team and had been in place for several years, under permitted development rights. The hedge removal appeared to be re-instating a pre-existing access from an unclassified road; it was therefore unlikely to constitute an enforcement issue.</p> <p>A member of the public spoke on behalf of planning application <i>OUT/MAL/17/00306 - Land South of The Old Rectory Church Road Wickham Bishops</i>.</p>
<b>17/062</b>	<p><b>Chairman's Report</b></p> <p>The Chairman had nothing further to report.</p>

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<b>17/063</b>	<p><b>Clerk's Report</b></p> <p>The Clerk drew the meeting's attention to the monthly and annual finance reports and the agreed end-of-year reserves figure. The Audit pack had been received and a VAT receipt sent by ECC for legal expenses meant that the annual audit and VAT claim would now be progressed.</p> <p>The Clerk gave a brief synopsis of the Clerks' Forum which she had attended.</p> <p>There had been no response from the selling agents of '<i>Land to the East of Malone Cottage</i>' regarding ownership of the site, however the RCCE had been pleased with the Parish Council's offer to support the Mackmurdo Place opening.</p> <p><b>Action:</b> <i>The Clerk to liaise with RCCE over the Parish Council's viewing of the properties, prior to occupation, and the formal opening.</i></p> <p>Cllr Nicholas reported that ECC Highways had notified him that they had fixed the lifting manhole cover and flooding at the junction of Witham Road and Wellands.</p> <p><b>Action:</b> <i>The Clerk to advise the parishioners who raised the issue</i></p> <p><b>Action:</b> <i>Cllr Nicholas to check the resolution during future heavy rains</i></p>
<b>17/064</b>	<p><b>Planning Applications and Decisions</b></p> <p>Cllr Mickelsen 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><b>OUT/MAL/17/00269 - Land Adjacent 5 Grange Road Wickham Bishops</b></p> <p>No letters of representation had been received.</p> <p>Councillors noted that the proposed dwellings would be in keeping with the independently-identified housing needs, according to the Wickham Bishops Housing Needs Surveys of 2009 and 2017. Councillors considered that those needs had been met by the recent community-led development at Snows Corner. It was reported that the application site was outside the development boundary, on a narrow road, fronting an open, rural, area of paddocks and fields; Councillors considered that the application would therefore harm the rural environment by introducing an urban form, contrary to Submission LDP policy D1 – <i>Design Quality and Built Environment</i>, and would result in an unsustainable spatial pattern, contrary to Submission LDP policy S2 – <i>Strategic Growth</i>. Councillors also expressed concern that access to the stables would be impeded and that development of the site would establish a precedent for further building in the location, by creating a potential infill plot between the site and the pond to the west, thus adding further to the urbanising effect. For these reasons, Councillors concluded that the application would cause material harm to the area.</p> <p><b>Resolved:</b> The Parish Council recommended REFUSAL. Proposed Cllr Wardrop, seconded Cllr Mundell.</p> <p>Cllr Bates refrained from commenting or voting on the following application due to his declared non-pecuniary interest.</p> <p><b>OUT/MAL/17/00306 - Land South of The Old Rectory Church Road Wickham Bishops</b></p> <p>No letters of representation had been received.</p> <p>Councillors noted that ECC Highways had objected to the proposal due to inadequate access splays. Councillors considered that the development would constitute back garden development, contrary to the Wickham Bishops Village Design Statement, and the location was noted to be outside the development boundary and in a non-sustainable location, contrary to Submission LDP policy S1 – <i>Sustainable Development</i>. The proposed dwelling would not fulfil an identified housing need, according to the Wickham Bishops Housing Needs Surveys of 2009 and 2017. It was observed that the proposed dwelling design would be in keeping with the</p>

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	<p>area and would be set well back from the road, being reasonably well-screened from view, however it was concluded that the application would cause material harm to the area.</p> <p><b>Resolved:</b> The Parish Council recommended REFUSAL. Proposed Cllr Mickelsen, seconded Cllr Nicholas.</p> <p>The decision made by Maldon District Council was noted.</p> <p>There were no decisions by the Parish Clerk or the Planning Inspectorate to note.</p> <p>Cllr Wardrop stated that a working group would be established to progress the Parish Council's involvement with the judicial review of the 'Land North of 9 Church Road' appeal decision. Cllrs Nicholas and Wardrop would be meeting with the Chief Executive of Maldon District Council on 10<sup>th</sup> April. The Secretary of State's decision whether to defend the judicial review was expected within two weeks.</p> <p><b>Action:</b> <i>The working group to update Councillors on the outcome of the meeting</i></p>
<b>17/065</b>	<p><b>Consultation: Proposed Modifications to Maldon District Local Development Plan</b></p> <p>Councillors had no comments to make on the proposed modifications to the LDP. The consultation closure date of 28<sup>th</sup> April 2017 was noted.</p>
<b>17/066</b>	<p><b>Neighbourhood Plan</b></p> <p>The Clerk read out an update on the Neighbourhood Plan progress, by the NHP Chairman Ms Jane Williams. The NHP group has begun gathering evidence for use in developing the Plan's policies and producing promotional materials for events and within groups and societies.</p> <p><b>Resolved:</b> The Parish Council would make the Housing Needs Survey results, and future survey results, available on the website and Facebook. Proposed: Cllr Mickelsen, seconded Cllr Wardrop.</p> <p><b>Action:</b> <i>The Clerk to provide the HNS results to Cllr Bates, for adding to the website, and to arrange the census funding, Locality NHP grant and SurveyMonkey account.</i></p> <p><b>Action:</b> <i>The Clerk to promote the NHP on Facebook and appeal for volunteers.</i></p> <p>Two members of the public left the meeting.</p>
<b>17/067</b>	<p><b>Monthly Councillor Surgeries</b></p> <p>There were no visitors to the 18<sup>th</sup> March surgery.</p> <p>Attendees for the surgery on 22<sup>nd</sup> April will be Cllrs Mundell and Bates and for 20<sup>th</sup> May, Cllrs MacGregor and Mickelsen.</p>
<b>17/068</b>	<p><b>District Council Report</b></p> <p>The District Councillor reported that the annual budget process was nearing completion. MDC's Statutory Annual Meeting will be held on 11<sup>th</sup> May.</p> <p><b>Action:</b> <i>Cllr Bass to circulate the status of application 'RES/MAL/16/01475 – The Summer House'.</i></p>
<b>17/069</b>	<p><b>Finance</b></p> <p><b>Resolved:</b> The balances were noted and the list of payments agreed. Proposed Cllr Mickelsen, seconded Cllr Mundell.</p> <p>The receipt of a £5000 Community Initiative Fund grant for the air raid shelter was noted.</p> <p><b>Resolved:</b> The recommendations of the Finance Committee were agreed. Proposed: Cllr Wardrop, seconded Cllr MacGregor.</p>
<b>17/070</b>	<p><b>Traffic Calming</b></p> <p>Cllr Wardrop reported that the number of speeding motorists being caught in a Speedwatch session had been reducing, and the average speed was also coming down. Cllr Wardrop was congratulated on the approval of two new sites, on Tiptree Road and Great Totham Road.</p>

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	<p><b>Action:</b> <i>The Clerk to repeat the Facebook appeal for additional Speedwatch volunteers.</i></p> <p>The recent developments on traffic calming were noted. The SID unit in The Street has been checked and found accurate in its speed readings, and the provision of speed indicating devices instead of the promised smiley-face devices by ECC was due to a lack of funds. ECC had also explained that the unannounced delay to the extension of the 30mph limit in Church Road was due to a request that the limit be extended along Mope Lane, and further investigation time was therefore necessary. Confirmation is awaited that the road narrowing feasibility study will now take place in financial year 2017-2018.</p> <p><b>Action:</b> <i>Cllr Wardrop to request further information on the process and frequency of rotation of the SIDs around the poles, if this is to be done by the Highways Rangers.</i></p> <p><b>Action:</b> <i>The Clerk to invite Highway Liaison Officer Mr Jon Simmons to the annual Parish Assembly, to talk about the Local Highways Panel and other aspects of the role.</i></p> <p>A member of the public left the meeting.</p>
<b>17/071</b>	<p><b>Correspondence</b></p> <p>There was no correspondence to note.</p>
<b>17/072</b>	<p><b>Progress Reports from Councillors and Committees</b></p> <p>The report from the Tree Warden as noted. It was reported that the supporting canes of some of the newly planted trees in Rainbow Field had been played with by schoolchildren.</p> <p><b>Action:</b> <i>Cllr Mundell and the Clerk to post on the school year Facebook pages asking that children be encouraged to avoid the area of the young trees.</i></p>
<b>17/073</b>	<p><b>General Village News</b></p> <p>Emergency repairs to a collapsed sewer in Blacksmiths Lane were expected to complete shortly.</p> <p><b>Action:</b> <i>Cllr Bass to provide posters advertising the upcoming visit of the Rt Hon P Patel MP.</i></p> <p>A member of the public left the meeting.</p>
<b>17/074</b>	<p><b>Dates of Next Meetings</b></p> <p>Friday 21<sup>st</sup> April 2017 Planning Committee Meeting at 11.30am <i>if required</i></p> <p>Tuesday 2<sup>nd</sup> May 2017 Annual Meeting of the Council at 7.00pm <i>(revised)</i></p> <p>Tuesday 2<sup>nd</sup> May 2017 Annual Parish Assembly at 8.00pm <i>(revised)</i></p>
<b>17/075</b>	<p><b>Exclusion of Press and Public</b></p> <p><b>Resolved:</b> That, in accordance with s.1 of the <i>Public Bodies (Admission to Meetings) Act 1960</i>, the press and public would be excluded from the meeting as there existed a need to consider recommendations from sources other than members, committees or sub-committees and that this therefore constituted a special reason why publicity would be prejudicial to the public interest. Proposed Cllr MacGregor, seconded Cllr Mickelsen.</p>
<b>17/076</b>	<p><b>Co-Option of Councillors</b></p> <p>Three parishioners, all with excellent credentials, had applied for the vacant councillor roles. Following discussion, Ms Jane Williams and Mr Paul Edwards were co-opted.</p>
<b>17/077</b>	<p><b>Close of Meeting 9.13pm</b></p> <p>Items for future agendas (additional items to Chairman and Clerk by Friday 21<sup>st</sup> April):</p> <ul style="list-style-type: none"> <li>- Approval of annual accounts, governance statement and accounting statements (May)</li> <li>- Community Protection Team presentation (May)</li> <li>- Website refresh and Local Council Award Scheme (June)</li> </ul>