

Wickham Bishops Parish Council

Parish Councillors

I D Wardrop (Chairman)
S J Nicholas (Vice Chairman)
H M Bass
P J Bates
K W Jarvis
P D Layley
M Mickelsen
R Mundell
J Williams



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

Parish Clerk

Mrs L A Bailey
Wickham Bishops Parish Council
The Village Hall
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Wickham Bishops
Essex
CM8 3JZ
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info@wickhambishopsparishcouncil.org

Minutes of Wickham Bishops Parish Council Meeting held on Tuesday 7th December 2021 at 7.30pm in the Church Hall

Item	Subject
21/174	<p>Those Present and Apologies for Absence</p> <p>In the Chair: Cllr Wardrop</p> <p>Present: Cllrs, Bass, Bates, Jarvis, Layley, Mickelsen, Mundell, Williams and the Clerk.</p> <p>Apologies for absence were accepted from Cllr Nicholas. There were 8 members of the public present.</p>
21/175	<p>Declaration of Interests and Compliance with the Ethical Framework</p> <p>Cllr Bass & Cllr Williams both declared a non-pecuniary interest in Planning Application 21/01075/HOUSE. Cllr Jarvis declared a possible pecuniary interest in 21/01096/OUT.</p>
21/176	<p>Approval of Minutes</p> <p>The Minutes of the Parish Council Meeting held on 2nd November 2021 were accepted as a true record by all, proposed Cllr Layley, seconded Cllr Williams, all in favour.</p> <p>The Minutes of the Finance Committee Meeting held on 19th November 2021 were agreed, proposed Cllr Mickelsen, seconded Cllr Williams, all in favour.</p>
21/177	<p>Chairman's Report</p> <p>The Horticultural Society had applied to be part of BBC Radio 4 Gardeners' Question Time, 15th February 2022 and hoped that the Parish Council would become involved.</p> <p>With an increase in Covid-19 infections, EALC had asked Parish Councils to bring pressure to bear on the Government to allow for remote meetings. Action: The Clerk to write to our local MP.</p>
21/178	<p>Public Forum - a maximum of 15 minutes with no more than 3 minutes per person</p> <p>Members of the public spoke on Planning Applications 21/01075/HOUSE, 21/01016/FUL, 21/01097/FUL and the proposed re-routing of a gas pipeline.</p>
21/179	<p>Planning Applications and Decisions</p> <p><i>It was noted that Cllr Jarvis would not take part in discussions or voting on Planning Applications as he may be required to do so at MDC.</i></p> <p>Cllr Bass took the Chair for this item. He reminded those present that WBPC was merely a consultee in the process and that the final decision rested with MDC.</p> <p>21/01075/HOUSE Keston, 29 Wellands Close. Proposed detached single storey cart lodge garage with storage room. It was noted that the applicant had sought to address the concerns that were raised on the previous Application. Resolved: The Parish Council had no objection to the proposals and recommended APPROVAL. <i>Cllrs Bass and Williams abstained.</i></p> <p>21/01016/FUL 2 Mount Villas, 38 Kelvedon Road. Demolition of existing outbuildings and replaced with granny annexe for dependant. Resolved: The Parish Council had no objection to the proposals and recommended APPROVAL. MDC would be asked to include a condition that the annexe is solely for domestic use, ancillary to the main property.</p>

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[21/01096/OUT Land adjacent 5 Grange Road.](#) Outline planning application (with all matters reserved for future determination) for residential development of land for one dwelling (site area 01 Ha). Two objections had been received from local residents. There were discrepancies in the Planning Statement, one being paragraph 3.1 which stated there was no planning history. In 2017 MDC had refused permission for 2 semi-detached dwellings on the grounds that the site was outside the development boundary. The proximity to the nearest bus stop and village facilities was inaccurate, the land was agricultural and not a brownfield site, and there was no mention of the Wickham Bishops Neighbourhood Plan. It was also noted that ECC Highways had recommended refusal due to a lack of required vehicular visibility splay and therefore a hazard to all highway users. A similar Planning Application in Catchpole Road, Great Totham had recently been refused by MDC, and the reasons for objecting were noted.

Resolved: After discussion, Councillors agreed to recommend REFUSAL on the following grounds:

- The proposed development of this site for a new single dwelling would result in demonstrable harm to the open character and appearance of the area which, due to the urbanisation of the site, would detract from the intrinsic character and beauty of the countryside.
- The siting of the dwelling would not reflect the pattern of development within the area and would exacerbate the harm to the character and appearance of the area. The harm identified above would significantly outweigh any benefits of a new dwelling house, given the limited contribution that a single dwelling would provide to the housing stock.
- The development is considered to form an unjustified sprawl of built form on this currently undeveloped land, and is contrary to Policies S8, D1 and H4 of the LDP.
- The uninterrupted views across the estuary from FP12 would be completely lost, contrary to Policy WBen 03 of the Wickham Bishops Neighbourhood Plan.
- The land is in fact agricultural land used for sheep grazing and not brownfield as stated in the Planning Statement.
- The proposal contravenes the Wickham Bishops Village Design Statement which opposes the building of garages in front of dwellings.

Cllr Williams requested to have it noted that, in respect of Planning Application 20/00641/FUL, Fernbrook Hall, the Local Government Ombudsman (LGO) had recently upheld a complaint in terms of Maldon District Council documenting the planning decision. The lack of information in the note means the public would reasonably be left with genuine doubt as to how the decision was reached. Cllr Jarvis pointed out that whilst the LGO had indeed determined that there was fault in documenting the decision, the LGO had also clearly stated that there was no fault in the actual Planning Committee meeting and Members (Councillors) had acted in line with procedures.

Cllr Bass suggested that the application should be 'called in'. Cllr Jarvis reminded the meeting that because of his declared possible pecuniary interest (he has land adjacent to the application), under MDC legal guidelines, he is not permitted to 'call in' this application and he suggested that Cllr Durham as the other Ward Member be approached.

[21/01097/FUL Beacon Hill Garage, Maypole Road](#) Demolition of existing garage and canopy and proposed new three storey building to provide a retail unit at ground floor and six apartments on the floors above with associated service yard, plant area, bike and bin storage and amenity areas. Residential and retail car parking spaces provided. 6 letters of representation had been received, objecting to the proposals.

Resolved: Following discussion it was agreed that the PC should recommend REFUSAL on the following grounds:

- The scheme was bulky and incongruous with the street scene.
- An insufficient amount of parking has been provided, particularly for shoppers.
- The constant flow of traffic entering and leaving the shop car park and the residents' car park, both accesses being close to this difficult junction, would increase potential dangers to traffic and pedestrians.
- The proposed second storey was overpowering to nearby Malone Cottage and Daydawn

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- The increased level of lighting would add to the urbanisation of the site, contrary to Policy D1 of the LDP.

The following appeal received from Maldon District Council was noted:

Appeal Ref APP/X1545/D/21/3281661, 21/00659/HOUSE. Shamrock Cottage, 30 Tiptree Road. Demolition of existing conservatory and lean to roof at the rear to replace with 2 storey side and rear extension. To include proposed outbuilding.

The following decisions made by Maldon District Council were noted:

OUT/MAL/21/00824 Outline planning permission with the matter of access for consideration for a new detached dwelling. Five Corners Maypole Road. **APPROVED.**

FUL/MAL/21/00840 Replacement dwelling house. Bryden House Witham Road. **REFUSED.**

HOUSE/MAL/21/00910 Two storey side and rear extension to existing house. Render to front elevation and parapet to roof line. Demolition of existing four outbuildings. Crabbs Farm, Back Lane. **APPROVED.**

FUL/MAL/21/00946 Part single part 2-storey replacement dwelling. Fieldway Station Road. **APPROVED.**

PDE/MAL/21/01027 Single storey rear extension which would extend beyond the rear wall of the original house by 8m, maximum height of 3.9m and the eaves height of 2.5m. Elmwood 20 Witham Road. **REFUSED.**

HOUSE/MAL/21/00908 Single storey side and rear extension. Franklin Gate Kelvedon Road. **APPROVED.**

LDP/MAL/21/00944 Claim for lawful development certificate for a proposed single storey side extension. The Gallop 1 Poney Chase. **APPROVED.**

HOUSE/MAL/21/00922 Proposed single storey extension to replace the existing conservatory to the rear and garage window to be infilled to the rear. 28 Byron Drive. **APPROVED**

The following Agenda items were re-arranged to enable certain Councillors to leave the meeting.

21/184	<p>Green Spaces & Biodiversity Project Resolved: Councillors agreed to future involvement in the ‘No Mow’ project. It was envisaged that the PC would encourage residents to set aside parts of their gardens and not mow grass from May to September, to encourage wildlife. Some public spaces could be identified for the project and left untended. Relevant signage would be provided to explain the possibly untidy appearance. Cllr Williams to liaise with her contacts.</p>
21/181 (part)	<p>Traffic Calming & Highway Matters <u>Highways England A12 widening consultation – proposed gas pipeline diversion Blue Mills, Ishams Chase</u> Cllr Bass reported that he and Cllr Jarvis had been asked to support residents extremely concerned about the re-routing of gas pipelines through their properties. Resolved: The Parish Council agreed to support the residents affected and object in the strongest terms to routes 2, 4 and 5, proposed by Cllr Bass, seconded Cllr Jarvis, all in favour. Action: <i>The Clerk to complete the online consultation document with a copy to Priti Patel MP. Action: Cllr Mundell to add a summary of the proposals and how and where to comment on WB’s Facebook page.</i></p> <p>Cllrs Mundell & Williams left the meeting at 9pm.</p>
21/180	<p>Suggested new bench at junction of Grange Road and Roots Lane After taking into account the opinions of residents living nearest to the proposed site, who objected for reasons of possible noise, anti-social behaviour, litter and security, Councillors agreed not to take the matter further. Action: <i>Cllr Wardrop to speak to the resident who had made the initial suggestion.</i></p>

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21/181 (part)	<p>Traffic Calming & Highway Matters continued <u>Site Meeting with Cllr Lee Scott, 5.11.21</u> Cllr Wardrop reported that Cllr Scott had been taken on a tour of areas in the village regularly affected by flooding, but nothing more had been heard. Action: Clerk to write to Cllr Scott for an update.</p> <p><u>Meeting with Highways re Maypole Road, j/w Back Lane, Great Totham - Casualty Reduction scheme</u> Cllr Bass & Cllr Wardrop had attended a very positive meeting at which Highways had agreed to make the whole area 40mph with appropriate road markings in Q1 of the next financial year. They also agreed to look at other ways of speed reduction.</p> <p><u>Heybridge PC Meeting with Countryside 22.11.21</u> Cllr Nicholas had attended the meeting but was unable to stay because attendees were not wearing masks, the room was small and the windows and doors were not open. However, Heybridge PC had forwarded Notes of the meeting. Action: The Clerk to request a copy of the staggered junction road map.</p> <p><u>Update on matters related to Witham Road/Blue Mills Hill</u> It was noted that Andrew Reid, the resident who had been pushing for measures to reduce speeding along Witham Road had been keeping Cllr Jarvis updated. Cllr Durham had informed the Chairman that the LHP hoped to agree double solid white lines down the centre of Witham Road, at their meeting on Friday.</p>																																																																																																																																																																		
21/182	<p>District Council Report Cllr Jarvis had distributed a brief report on District Council business, which was noted.</p>																																																																																																																																																																		
21/183	<p>Library Working Group Cllr Jarvis reported that a very encouraging meeting had been held with Cllr Louise McKinlay at which she confirmed WB Library was secure and would not close (for at least the duration of the new 4-year plan). She was keen to collaborate in promoting the library to a wider local community and would liaise with the Working Group on a formal reopening event. Disappointment was expressed at the lack of communication from ECC over the recent refurbishment works and how better toilet facilities and more storage was required. The Working Group would contribute to the consultation exercise and push ECC for further investment in the building.</p>																																																																																																																																																																		
21/185	<p>The Queen's Platinum Jubilee Celebrations Cllr Bass & Cllr Wardrop had attended a meeting organised by Great Totham Parish Council on 22.11.21. No firm decisions had been made but Cllr Wardrop had been tasked with making enquiries about the cost of commemorative mugs.</p>																																																																																																																																																																		
21/186	<p>Finance The meeting noted the bank balance and agreed the proposed list of payments for the month ahead as per the Finance Report</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="6" style="text-align: left;">Finance Report for Wickham Bishops Parish Council</th> </tr> <tr> <th colspan="6" style="text-align: left;">December 2021 PC Meeting</th> </tr> <tr> <td colspan="5">Prepared by: Lorraine Bailey, Parish Clerk & RFO</td> <td style="text-align: right;">30 Nov 21</td> </tr> <tr> <th colspan="2" style="text-align: left;">Status as at 30 November 2021</th> <th style="text-align: right;">Debit</th> <th style="text-align: right;">Credit</th> <th style="text-align: right;">Balances B/F</th> <th style="text-align: right;">Balances C/F</th> </tr> </thead> <tbody> <tr> <td>Unity Trust Current Account</td> <td></td> <td></td> <td></td> <td style="text-align: right;">23,298.72</td> <td></td> </tr> <tr> <td>Unity Trust Deposit Account</td> 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	<p>Action: The Clerk to ask Little Braxted PC for a breakdown of the road closure costs.</p> <p>The recommendations made by the Finance Committee were noted and agreed.</p> <p><u>Budget & Precept for 2022-23 as recommended by the Finance Committee</u></p> <p>Resolved: It was agreed to set the Precept for 2022/23 at £21,545 and to allocate £6,900 from Reserves for Projects as per the Finance Committee Minutes of 19th November (Cllr Wardrop proposed, seconded by Cllr Mickelsen, all in favour). The Tax Base at 1004.4 (as advised by MDC) meant the Band D figure would be £21.45.</p>
21/187	<p>Correspondence</p> <p>Correspondence from BT advised that they do not plan to replace the equipment in the telephone kiosk o/s OneStop and will be approaching the landowner as to the future of the kiosk itself. BT asked if the PC wished to adopt the kiosk if this were possible, but Councillors were of a mind to await the landowner's response before considering the matter further.</p> <p>Following an email from a resident regarding the overgrown hedge along Grange Road, the Clerk had written to the landowner, and the hedge had now been trimmed back.</p> <p>The Clerk advised that the PC's recent CIF Application (for works to the Moody Homes footpath) had unfortunately been unsuccessful. EALC had received 159 applications requesting £1.27m of funding, and the Grant scheme only had £300k in total available so difficult decisions had had to be made on the merits of each Applicant & the benefits to the wider community.</p>
21/188	<p>Progress Reports from Councillors – no decisions required</p> <p>None.</p>
21/189	<p>General Village News and Events to Note</p> <p>None.</p>
21/190	<p>Date of Next Meeting:</p> <p>Planning Committee Meeting – Friday 17th December 2021, 10am, Village Hall Board Room Full Parish Council Meeting – Tuesday 4th January 2022, 7.30pm, Church Hall Full Parish Council Meeting – Tuesday 1st February 2022, 7.30pm, Church Hall</p>
21/191	<p>Close of Meeting There being no further business, the meeting closed at 9.55pm.</p> <p>Items for future agendas:</p> <ul style="list-style-type: none"> - Standing item to consider whether the delegated powers in respect of Covid-19 can be lifted - Facebook etiquette