

Wickham Bishops Parish Council

Parish Councillors

I D Wardrop (Chairman)
 A Mickelsen (Vice Chair)
 H M Bass
 P J Bates
 P D Layley
 S Morgan
 C Nappo
 J Williams



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

Parish Clerk

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Minutes of Planning Committee Meeting held on Friday 12th January 2024 at 11.30am in the Village Hall Boardroom

Item	Subject
24P/001	<p>Those Present and Apologies for Absence In the Chair: Cllr Bass Present: Cllrs Mickelsen, Wardrop and the Clerk. There was one member of the public in attendance.</p>
24P/002	<p>Declaration of Interests and Compliance with the Ethical Framework There were none.</p>
24P/003	<p>Approval of Minutes The Minutes of the Planning Committee Meeting held on 20th October 2023 were approved as a true record, proposed by Cllr Wardrop, seconded Cllr Mickelsen.</p>
24P/004	<p>Public Forum The Chairman suspended the meeting and the agent for 23/01189/HOUSE spoke briefly to explain the proposals.</p>
24P/005	<p>Planning Applications</p> <p>23/00989/HOUSE Glensfold, 9 Wellands Alterations to roof including raising the ridge height, new glazed elements and the addition of dormers to front & rear to provide rooms in the roof space. Single storey side extension to lobby including glazed elements. Changes to fenestration. An email from the applicant explaining the reasons for the changes was noted. Resolved: Members had no objection and unanimously recommended APPROVAL.</p> <p>23/01171/HOUSE The Lodge, 53 Church Road Single storey rear/side extension alterations to fenestration to facilitate garage conversion to annexe. Resolved: Members had no objection to the proposals and recommended APPROVAL, providing MDC stipulated that the annexe accommodation was to be used solely for domestic purposes in conjunction with the main residence.</p> <p>23/01173/FUL Land adjacent to Fieldway, Station Road Single storey agricultural barn building for viticulture and use of field as vineyard. It seemed this application was solely for an amendment to the entrance position and gate, to which members had no objection. Resolved: A recommendation for APPROVAL would be submitted to MDC without prejudice to the Appeal Ref APP/X1545/W/23/3322071.</p> <p>23/01189/HOUSE Ockleys, Maypole Road Erection of external covered walkway with gate. Resolved: Cllr Bass proposed that as members had no objection to the proposals, a recommendation for APPROVAL be submitted, seconded by Cllr Wardrop, all in favour.</p>

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	<p>23/01234/FUL Land north of Orchard Way, Mope Lane Construction of 1 no. dwelling, associated landscaping and access (resubmission of 21/00415/FUL). Members noted that, despite WBPC's recommendation for refusal in 2021, MDC had granted permission. A letter from the applicants explaining the need for renewal of permission was noted. Resolved: Members agreed to submit the same comments as they did in 2021, as follows. "Wickham Bishops Parish Council feel that the Application has much to commend it ecologically and environmentally. However, we recommend REFUSAL on the following grounds: • The site is outside of the settlement boundary, which contravenes Policy S8 of the Maldon District Local Development Plan • It is situated in an unsustainable location - Policy S1 of Maldon District LDP • It does not meet a recognised housing need as identified in the Wickham Bishops Neighbourhood Plan • It contravenes WBen 02 BIODIVERSITY AND NATURAL HABITATS (WB Neighbourhood Plan) • It contravenes WBen 04 OPEN SPACES (WB Neighbourhood Plan).</p> <p>It was noted that the following application considered at MDC's NW Area Planning Committee on 10th January had been approved: FUL/MAL/23/00894 Land adjacent to Oaklands, Kelvedon Road, Great Totham Erection of four dwelling houses and associated garages and alterations and extension of the existing access and provision of parking spaces to Pippins.</p> <p><u>The following appeal made to the Secretary of State was noted:</u> APP/X1545/D/23/3333177 19 Church Green Two storey side extension, part single and part two storey rear extension, and a loft conversion. (23/00638/HOUSE)</p> <p><u>The following decisions made by Maldon District Council were noted:</u> WTPO/MAL/23/00930 The Briars 3 Paxwood Church Road G1-Oak tree - Crown thin by 30%. Remove deadwood. Crown lift lower branches over private driveway and highway by 2m to provide 3m clearance. APPROVED</p> <p>HOUSE/MAL/23/00982 18 Blacksmiths Lane Single storey rear extension and first floor side extension over existing garage, incorporating front dormers. APPROVED</p> <p>OUT/MAL/23/01016 Land Rear of The Chantry Tiptree Road Outline planning permission with all matters reserved for development of existing garden with erection of a detached dwelling. REFUSED</p> <p>HOUSE/MAL/23/01059 18 Church Green Proposed two storey side extension, single storey rear extension. Alterations to fenestration. REFUSED</p> <p>LDP/MAL/23/01072 Ockleys Maypole Road Claim for lawful development certificate for proposed outbuilding. APPROVED</p>
24P/006	<p>Other Planning Matters for consideration and possible action</p> <ul style="list-style-type: none"> • New National Planning Policy Framework. To go on February PC Agenda for consideration by all. • Government Consultation on Street Vote Development Orders (deadline 2nd February 2024) Action: As submissions were due before the next PC Meeting, the Clerk would circulate to all members for their views, the main comment being that the proposals seemed to bypass local planning authorities and parish councils who are democratically elected bodies.
24P/007	<p>Dates of Future Meetings Full Parish Council Meeting - Tuesday 6th February 2024, 7.30pm, Village Hall Boardroom</p>
24P/008	<p>Close of Meeting There being no further business, the meeting closed at 12.25pm.</p>