

# 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

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MINUTES of Parish Council Meeting held on Tuesday 6 <sup>th</sup> March 2018 at 7.30pm in the Village Hall Boardroom	
Item	Subject
18/041	<b>Those Present and Apologies for Absence</b> In the chair: Cllr Mickelsen Present: Cllrs Bass, Bates, Elliston, MacGregor, Mundell, Nicholas and Wardrop; the Clerk. Apologies for absence were accepted from Cllr Williams. Two members of the public were present.
18/042	<b>Declaration of Interests and Compliance with the Ethical Framework</b> Cllr Wardrop declared a pecuniary interest in item 18/047, application <i>HOUSE/MAL/18/00237 - 17A Church Road Wickham Bishops</i> , due it being his property and application.
18/043	<b>Approval of Minutes</b> Resolved: that the minutes of the Parish Council meeting held on 30 <sup>th</sup> January 2018 be approved as a true record. Proposed Cllr Mickelsen, seconded Cllr MacGregor. Resolved: that the minutes of the Planning Committee meeting held on 16 <sup>th</sup> February 2018 be approved as a true record. Proposed Cllr MacGregor, seconded Cllr Wardrop.
18/044	<b>Public Forum</b> A member of the public spoke against application <i>RES/MAL/16/01475 - The Summer House Back Lane Wickham Bishops</i> . Objections included the removal of trees, scale and change in layout, all being deviations from the outline application approved at Appeal. A member of the public spoke on behalf of application <i>FUL/MAL/17/01356 - Lynton Station Road Wickham Bishops</i> for which he was the architect. The visitor explained the reason for the change was a request from MDC's Planning Officer.
18/045	<b>Chairman's Report</b> The Chairman advised the meeting that she had compiled a report explaining the rise in the parish Precept, which would be published in the April issue of the parish magazine.
18/046	<b>Clerk's Report</b> The Clerk had received the temporary spray paint for highlighting dog fouling and provided cans to Cllrs Nicholas and Wardrop. The Clerk reported that she would be attending training courses on risk assessment and first aid, to meet the Local Council Award Scheme's continual professional development target. The Clerk drew the meeting's attention to the updated issues list and praised Anglian Water for their actions regarding the odour issue at the junction of The Street and School Road.

WBPC – Wickham Bishops Parish Council  
 Cllr – Parish Councillor  
 SLCC – Society of Local Council Clerks

MDC – Maldon District Council  
 D/Cllr – District Councillor  
 EALC – Essex Assoc. of Local Councils

ECC – Essex County Council  
 C/Cllr or CC – County Councillor  
 NALC – National Assoc. of Local Councils

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Correspondence was on-going with the Braintree Local Highways Panel over the extension of the Blue Mills Hill traffic lights, and with business owners over parking outside One Stop.

The Clerk had received a phone call from Mr Wheelhouse of Moody Homes and drew the meeting's attention to Moody Homes' Statement of Attendance, following the 16<sup>th</sup> February 2018 Planning Committee meeting.

**Action:** Councillors to send their input for the annual report to the Clerk by 31<sup>st</sup> March 2018.

**18/047**

**Planning Applications and Decisions**

Cllr Mickelsen explained that, whilst the Parish Council is consulted on all applications, the District Council will make the final decision. D/Cllr Bass refrained from voting on the applications due to the possibility of his involvement in determining the application at MDC.

Applications

**HOUSE/MAL/18/00198 - Telpyns Tiptree Road Wickham Bishops**

No letters of representation had been received.

Councillors noted that the extension, although large, would not be overlooked or become too large for the plot. It was considered that the design was sympathetic to the building.

**Resolved:** The Parish Council recommended APPROVAL. Proposed Cllr Mundell, seconded Cllr MacGregor.

A member of the public joined the meeting.

**RES/MAL/17/01474 - Land East of Malone Cottage Maypole Road Wickham Bishops**

Councillors were grateful to Moody Homes for attending the 16<sup>th</sup> February 2018 Planning Committee meeting and explaining the amended plans. It was noted that the amended plans did not resolve the previously identified concerns, submitted 31<sup>st</sup> January 2018:

- the housing mix contravened the findings of the independently-assessed 2017 Wickham Bishops Housing Needs Survey;
- the ecological green link continued to lack a condition to protect it from being removed by future residents;
- the separation of the affordable units from the market homes would result in signification segregation;
- the lack of a through-path would result in a non-permeable site that would not promote social cohesion.

**Resolved:** The Parish Council recommended REFUSAL. Proposed Cllr Wardrop, seconded Cllr Mundell.

D/Cllr Bass, as Ward Member, agreed to call-in the application to the North West Planning Committee for determination, at the Chairman's request.

**Action:** The Clerk to forward the minutes of 16<sup>th</sup> February 2018 to the Planning Officer.

**FUL/MAL/17/01356 - Lynton Station Road Wickham Bishops**

Two letters of objection had been received. Objections were based on the increased ridge height likely to affect the views enjoyed by nearby dwellings.

Councillors acknowledged that a loss of view did not constitute a valid planning matter and considered whether the application would cause a loss of light to neighbouring properties. Councillors concluded that the increased roof height was outweighed by a greater separation and would therefore not cause a significant loss of light. This being the only amendment to the previously-supported plans, the Parish Council maintained its previous recommendation.

**Resolved:** The Parish Council recommended APPROVAL. Proposed Cllr MacGregor, seconded Cllr Mundell.

**MINUTES of Parish Council Meeting  
held on Tuesday 6<sup>th</sup> March 2018 at 7.30pm in the Village Hall Boardroom**

	<p>A member of the public left the meeting.</p> <p><b>RES/MAL/16/01475 - The Summer House Back Lane Wickham Bishops</b> Eight letters of objection to the February 2017 application had been received; two further letters of objection had been received for the re-determination. Reasons for objection included the increase in size of the proposed dwelling, the addition of a third storey, layout alterations and tree removal, all contrary to the plans approved at Appeal for this site. Councillors compared the proposal to the plans and conditions established by the Appeal. Councillors noted that the proposed near-50% increase in size, third storey, tree removal and layout alterations were contrary to the Appeal conditions. It was noted that the application had no provision for garaging. Councillors acknowledged that Appeal Condition 7 seeks to limit development of the site to that approved at appeal and prevents the future addition of a garage. Councillors concluded that a dwelling of the proposed size without a garage would be to the significant detriment of the future occupiers' amenity. Councillors considered that the dwelling would appear visually intrusive in the rural landscape due to its size, height, massing and proportions and would result in an overdevelopment of the plot. Concern was expressed at the lack of protection for the protected group of trees to the eastern boundary (G1 – TPO 3/14). For these reasons, Councillors concluded that the proposal was demonstrably contrary to the Appeal conditions and to Local Development Plan Policy D1 – <i>Design Quality and Built Environment</i>. <b>Resolved:</b> The Parish Council recommended REFUSAL. Proposed Cllr MacGregor, seconded Cllr Nicholas.</p> <p>D/Cllr Bass reported that the application had been called-in for determination by committee.</p> <p><b>HOUSE/MAL/18/00237 - 17A Church Road Wickham Bishops</b> Cllr Wardrop left the meeting due to his declared pecuniary interest in the application. No letters of representation had been received. Councillors noted that the proposed extension did not extend beyond the building line of the neighbouring properties. Of the two windows at number 17 which would face the west wall of the extension, one was reported to be obscured and the other, suitably distant from the wall. Finally, the impact on the appearance of the house was considered to be enhanced by the sympathetic materials selection. <b>Resolved:</b> The Parish Council recommended APPROVAL. Proposed Cllr Nicholas, seconded Cllr Mundell.</p> <p>Cllr Wardrop re-joined the meeting.</p> <p>The decisions made by MDC were noted. There were no appeals received from MDC to discuss, and there were no decisions made by the Parish Clerk or the Planning Inspectorate to note.</p> <p>The decision of the High Court to quash the District Council's March 2017 approval of <i>RES/MAL/16/01475 - The Summer House Back Lane Wickham Bishops</i> was noted.</p>
<b>18/048</b>	<p><b>Neighbourhood Plan Report</b> The Clerk read out a report from the Chairman of the Neighbourhood Plan Steering Group. The business and residents' surveys had closed and results were being analysed and used to populate the policies of the draft plan.</p>
<b>18/049</b>	<p><b>Monthly Councillor Surgeries</b> There were two visitors with two concerns at the 17<sup>th</sup> February Surgery. Injurious weeds were thought to be encroaching on a resident's property from a neighbouring field, and congested parking near One Stop was causing difficulties in accessing nearby garages. Attendees at the 17<sup>th</sup> March Surgery will be Cllrs Mickelsen and Wardrop.</p>

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<b>18/050</b>	<p><b>District Council Report</b> D/Cllr Bass reported on a decision by MDC to cease paper delivery of planning applications to Parish Councils, forcing reliance on internet use. It was noted that Wickham Bishops enjoyed good internet access and would be able to make suggestions on how the process could work for similarly-fortunate parishes. The Clerk highlighted user-interface improvements to the Planning Portal, such as the ability to select and download multiple documents, as requirements to be able to work with the new process.</p> <p>Cllr Wardrop expressed concern that solely receiving a weekly summary of district-wide applications would not constitute consultation with the parish council and suggested the parish consultation letter be continued as a minimum.</p> <p><b>Action:</b> <i>The Clerk to write to the District Council with her experiences and suggestions</i></p>
<b>18/051</b>	<p><b>Neighbourhood Watch Report</b> The Clerk read out a report from the NHW Co-ordinator. A property in Church Road had been broken into and car keys taken, but the burglars were unsuccessful in stealing the car.</p>
<b>18/052</b>	<p><b>Finance</b> <b>Resolved:</b> The balances were noted and the list of payments agreed. Proposed Cllr Wardrop, seconded Cllr Mickelsen.</p>
<b>18/053</b>	<p><b>Correspondence</b> The communications from business owners, regarding the parking restrictions at One Stop and The Mulberry Tree, were discussed.</p> <p><b>Action:</b> <i>The Clerk to invite the business owners to a discussion, facilitated by the Chairman and Vice-Chairman of the Parish Council.</i></p> <p>The correspondence with Natural England, regarding a complaint about injurious weeds originating from a field on Grange Road, was noted.</p> <p>Cllr Wardrop reported that he had received complaints regarding the recent and widespread road surface patching, which had begun deteriorating. Potholes were developing at the edges of the new patching in Church Road, verges were damaged and excess tar and waste materials had been left behind by the work crews.</p> <p><b>Action:</b> <i>Councillors to provide photographs of specific issues to the Clerk for compilation.</i> <b>Action:</b> <i>The Clerk to write to ECC's Cabinet Member for Highways highlighting the problems.</i></p>
<b>18/054</b>	<p><b>Dog Waste Bin – Junction of Blacksmiths Lane and Church Road</b> <b>Resolved:</b> The Parish Council would request an additional dog waste bin from the District Council at a cost of up to £200 (<i>in accordance with the General Power of Competence, Localism Act 2011, s.1(1)</i>). Proposed Cllr Mickelsen, seconded Cllr Nicholas.</p>
<b>18/055</b>	<p><b>Community Flood Improvement Fund – Grange Road</b> The Clerk read out a report from ECC's Flood and Water Management team. All landowners and Anglian Water had been contacted; two signed agreements had been received with the remaining expected by the end of March 2018.</p>
<b>18/056</b>	<p><b>Air Raid Shelter</b> Cllr MacGregor reported that he had received one quotation for repair works to the air raid shelter roof. Two more quotations would be sought.</p>
<b>18/057</b>	<p><b>Progress Reports from Councillors and Committees</b> Cllr Wardrop was pleased to report that Speedwatch activity in Wickham Bishops had been ranked fourth highest in Essex for January.</p>

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	<p>The Chairman, Cllr Nicholas, the Clerk and eight members of the public were due to attend volunteer Public Rights of Way maintenance training on 7<sup>th</sup> March, led by ECC's PRow and Localism Officer, under the Parish Paths Partnership (PPP).</p> <p><b>Action:</b> <i>The Chairman to discuss whether the PPP could fund surfacing works to Handleys Lane byway and Rainbow Path, at the training event.</i></p> <p><b>Action:</b> <i>The Clerk to report a missing finger from the post at Snows Corner, to ECC Highways.</i></p>
<b>18/058</b>	<b>General Village News</b>
<b>18/059</b>	<p><b>Dates of Next Meetings</b></p> <ul style="list-style-type: none"> <li>- Friday 16<sup>th</sup> March 2018 Finance Committee Meeting at 10.30am</li> <li>- Friday 16<sup>th</sup> March 2018 Planning Committee Meeting at 11.30am <i>if required</i></li> <li>- Tuesday 3<sup>rd</sup> April 2018 Parish Council Meeting at 7.30pm</li> </ul> <p>The Clerk advised that the agenda for the 3<sup>rd</sup> April meeting must be issued on or before Friday 23<sup>rd</sup> March to meet the legal notice requirements.</p>
<b>18/060</b>	<p><b>Close of Meeting 9.50pm</b></p> <p>Items for future agendas:</p> <ul style="list-style-type: none"> <li>- Annual review of Asset Register and Risk Assessment (March Finance meeting)</li> <li>- Approval of annual accounts, governance statement and accounting statements (May)</li> </ul>