

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

Parish Clerk

Mrs L J Rowland PSLCC
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MINUTES of Additional Ordinary Parish Council Meeting held on Friday 19 th October 2018 at 11.30am in the Village Hall Boardroom	
Item	Subject
18/206	<p>Those Present and Apologies for Absence</p> <p>In the chair: Cllr Mickelsen Present: Cllrs Bass, Bates, MacGregor, Mundell, Nicholas, Wardrop and Williams; the Clerk. Apologies for absence were accepted from Cllr Jarvis. There were fourteen members of the public present.</p>
18/207	<p>Declaration of Interests and Compliance with the Ethical Framework</p> <p>Cllr Mundell declared a non-pecuniary interest in item 18/209: 18/01194/FUL - <i>Pinetrees Blacksmiths Lane Wickham Bishops</i> due to living near the site.</p>
18/208	<p>Public Forum</p> <p>Two members of the public spoke against the footway proposed in application 18/01194/FUL - <i>Pinetrees Blacksmiths Lane</i>, stating that it would urbanise the locality and could encourage parking and traffic speeds to increase, and would cause pedestrians to cross the road twice to avoid walking in the road.</p> <p>The developer proposing 18/01194/FUL - <i>Pinetrees Blacksmiths Lane</i> spoke on behalf of the application, explaining that consultation with all homeowners surrounding the site had been carried out and the large majority of neighbour requests had been accommodated, with the footway added as a result of a request. Mr Patten clarified that the planned footway did not extend around the corner along Arbour Lane, and that he would be amenable to its removal if desired by the Planning Authority. The good-sized gardens, traditional materials and off-street parking and garaging were highlighted.</p> <p>The agent for application 18/01180/FUL - <i>Maltings Cottage Maypole Road</i> spoke on its behalf, showing how the historic cottage would be retained and its notable roof shape reflected in the courtyard design. Each unit would have parking for two vehicles and at least 50sqm of usable outdoor amenity space.</p> <p>Finally, the owner of The Mulberry Tree explained that the carpark was being damaged by articulated lorries delivering to the neighbouring One Stop, and that some planting to discourage those lorries from parking on her carpark was proposed. The public right of passage over the carpark would be unaffected. The appearance of the slip of County Highways' land at the corner of The Street and Great Totham Road would also be improved, with low-level planting.</p>
18/209	<p>Planning Applications and Decisions</p> <p>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 applications at Maldon District Council.</p> <p>The Chairman introduced Cllr MacGregor, Chairman of the Planning Committee, to present the applications.</p> <p><u>Applications</u></p> <p>18/00947/FUL - The Mulberry Tree 2 The Street Wickham Bishops</p> <p>One letter of representation had been received, asking that the planting at the junction of The Street and Great Totham Road be low-level to ensure sightlines were not obstructed.</p> <p>Resolved: The Parish Council recommended APPROVAL with condition that the height of planting at the junction of The Street and Great Totham Road be restricted to ensure sightlines were preserved.</p> <p>Proposed Cllr MacGregor, seconded Cllr Wardrop.</p>

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	<p>18/01194/FUL - Pinetrees Blacksmiths Lane Wickham Bishops</p> <p>One letter of support had been received. A letter not objecting to the overall plans but objecting to the footway element had been received.</p> <p>The developer confirmed that the plans would give a section of thick hedging to a neighbour and provide downlighting on all dwellings, resolving privacy, ecological and light pollution concerns raised during the consultation.</p> <p>Councillors remarked that whilst the footway could encourage parking by One Stop users, it would also provide respite for pedestrians from road traffic. It was reported that some residents were in favour of the footway, and noted that Essex Highways would be expected to decide if it would enhance or diminish road safety.</p> <p>The plan was considered to make good use of a sustainable site and would fulfil some of the independently-assessed housing need by providing bungalows, in accordance with the 2017 Wickham Bishops Housing Needs Survey.</p> <p>Resolved: The Parish Council recommended APPROVAL with condition that the dwellings be retained as bungalows with no future upwards development permitted, and that the Council's reservations about the footway be expressed to the Planning Authority. Proposed Cllr Wardrop, seconded Cllr Nicholas. Cllr Mundell abstained from voting due to his non-pecuniary interest in the application.</p> <p>Seven members of the public left the meeting.</p> <p>18/01180/FUL - Maltings Cottage Maypole Road Great Totham</p> <p>No letters of representation had been received.</p> <p>The Chairman of the Planning Committee reported that Great Totham Parish Council would be recommending refusal of the application due to the location.</p> <p>Councillors acknowledged the application would preserve the historical cottage and appeared to be a well-presented development that would fulfil some of the independently-assessed housing need, in accordance with the 2017 Wickham Bishops Housing Needs Survey. Whilst the density of the site would be out of keeping with the arcadian nature of neighbouring properties, the street scene was not thought to be materially affected due to the courtyard-style development and attractive entrance.</p> <p>It was noted that the site lay outside the development boundary of both Wickham Bishops and Great Totham and would therefore be contrary to Local Development Plan Policy S8 – <i>Settlement Boundaries and the Countryside</i>, however Councillors acknowledged that the policy had not unilaterally prevented other applications.</p> <p>Cllr Bass left the meeting.</p> <p>A motion was put forward, by Cllr Mundell and seconded by Cllr Wardrop, to recommend refusal due to the site being outside the development boundary and the proposal being overly-dense and constituting garden development. The motion failed to gain sufficient votes and was not carried.</p> <p>A motion was put forward to recommend approval, which gained sufficient votes to be carried.</p> <p>Resolved: The Parish Council recommended APPROVAL. Proposed Cllr Nicholas, seconded Cllr Williams.</p> <p>Seven members of the public left the meeting.</p> <p>The delegated decision made by the Parish Clerk and the decisions made by Maldon District Council were noted. There were no decisions made by the Planning Inspectorate to note.</p>
18/210	<p>Pre-Application Protocol</p> <p>Councillors discussed the example protocol and suggested amendments.</p> <p>Action: <i>The Clerk to draw up a suitable protocol for consideration at the November full council meeting.</i></p>
18/211	<p>Dates of Next Meetings</p> <ul style="list-style-type: none"> - Tuesday 6th November Parish Council Meeting at 7.30pm - Friday 23rd November 2018 Finance Committee Meeting at 10.30am - Friday 23rd November 2018 Planning Committee Meeting at 11.30am <i>if required</i>
18/212	<p>Close of Meeting</p> <p>Items for future agendas:</p> <ul style="list-style-type: none"> - Adoption of Pre-Application Protocol (November) - Budget and precept approval (December)