

TOLLESHUNT KNIGHTS PARISH COUNCIL

Minutes of the **Ordinary Meeting** held on Monday 15th October 2018 in the Village Hall, Top Road, Tolleshunt Knights.

PRESENT:

Chair – Councillor D Tungatt

Vice Chair – Councillor M Porter

Councillors Mr Cook, Mrs Dennis and Mrs Thompson.

Miss V Banyard (parish clerk). No members of the public were present.

TO RECEIVE QUESTIONS/ENQUIRIES FROM MEMBERS OF THE PUBLIC, TO RECEIVE AN ANSWER AT THE APPROPRIATE POINT IN THE MEETING

No issues were raised.

2522/01 TO RECEIVE APOLOGIES FOR ABSENCE, OTHER
ANNOUNCEMENTS AND DECLARATIONS OF INTEREST FROM MEMBERS
Apologies for absence were received from Councillors R Long and E Bamford (Ward Member).

Councillor Mrs Thompson declared an interest in the application for Restawyle (see below).

2523/01 TO APPROVE THE MINUTES OF THE ORDINARY MEETING HELD ON 17TH SEPTEMBER 2018

It was **RESOLVED** to approve the Minutes of the above Meeting.

2524/01 TO CONSIDER ANY ITEMS OF INFORMATION FROM THE ABOVE MINUTES

No issues were raised.

2525/01 TO CONSIDER PLANNING APPLICATIONS WHICH MAY BE RECEIVED AND OTHER PLANNING ISSUES

The following decision by Maldon District Council was noted:

18/00914/HOUSE	Grove Hall Blind Lane Tolleshunt Knights	Fit oak doors to garage and extend garden room. Approved
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2525/02 The following new applications were considered:

FUL/MAL/18/01163 Land at Oaklands Park Park Lane Tolleshunt Knights	Construction of a new dwelling house. It was RESOLVED to object to this application for the reasons given in Appendix A below.
HOUSE/MAL/18/01152 34A Strawberry Lane Tolleshunt Knights	Proposed first floor extension over existing garage and utility. It was RESOLVED to make no comment on this application.
FUL/MAL/18/01108 Restawyle Barnhall Road Tolleshunt Knights	Proposed replacement ancillary storage building and retention of 3no. wooden WC/utility rooms on plots 1,2 and 3. At this point Councillor Mrs Thompson left the meeting, having declared an interest in this application. It was RESOLVED to object to this application for the reasons given in Appendix B below.

NMA/MAL/18/01150 <u>For information only</u>	At this point Councillor Mrs Thompson returned to the meeting. Application for non material amendment following grant of planning permission FUL/MAL/16/00900 (erection of new dwelling and associated garage). Amendment sought: amendments to roof lights, sizes rationalized. Reduction in size of 2no. two new roof lights introduced.
HOUSE/MAL/18/01214 Redcot D'Arcy Road Tiptree	It was RESOLVED to make no comment on this application.

No other planning issues were raised.

2526/01 TO RECEIVE AND CONSIDER ANY REPORT THAT THE CLERK MAY MAKE, INCLUDING CORRESPONDENCE RECEIVED BY THE COUNCIL.

No issues were raised.

2527/01 TO CONSIDER ANY HIGHWAYS ISSUES

Councillors considered a letter from a resident who was concerned at the increase in speeding in Barnhall Road. A letter will be sent advising the resident of the history of the Council's requests to the Local Highways Panel for speed measures in this road, and also the use of Trucam patrols in the village.

It was **RESOLVED** to request further Trucam patrols in Barnhall Road (four sessions of half an hour each) during rush hour if possible.

Three highways items requiring repairs have been sent to Councillor Mark Durham of Essex County Council (request for parishes to send items for selection of works to be carried out). These are: potholes outside the garage by the Brook Rd/D'Arcy Rd roundabout, and two more potholes in Tudwick Rd.

2528/01 PUBLIC RIGHTS OF WAY

No issues were raised.

2529/01 REPORT OF THE ROAD SAFETY OFFICER

Maldon District Council Enforcement will be advised of a very bright light outside 50 Top Road which could seriously dazzle drivers using the road.

2530/01 REPORT OF THE PRESS OFFICER

No issues were raised.

2531/01 REPORT OF THE REPRESENTATIVE ON THE VILLAGE HALL MANAGEMENT COMMITTEE

Options for a new fence for the outside play school area are being considered.

It was noted that a lot of rubbish has again accumulated behind the Hall oil tank.

2532/01 TO RECEIVE AND CONSIDER ANY REPORT THAT THE RFO MAY MAKE AND TO AUTHORISE THE SIGNING OF ORDERS FOR PAYMENT.

It was **RESOLVED** to approve the financial statement and bank reconciliation dated 15.10.2018.

2533/02 It was **RESOLVED** to authorise the following payments.

Miss V Banyard	Clerk's salary Oct and expenses	£ 213.28
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HMRC	Clerk's tax Oct	£ 52.69
Maldon District Council	Trucam and dog fouling patrols July/Aug/Sept	£ 207.24
Sign Language	Lettering for the Tommy soldier	£ 18.00
Office outlet	Paper shredder for clerk's use	£ 65.49

2533/03 Councillor Mrs Thompson undertook to source a new computer for the clerk's use.

2534/01 TO RECEIVE A REPORT ON THE CCTV IN THE VILLAGE HALL
CAR PARK

Councillor Mr Porter undertook to make updates to the CCTV policy.

2535/01 TO CONSIDER ANY MATTERS CONCERNING THE PLAYING
FIELD

The new signs concerning use of the play area are now in place.
No further quotes have yet been received for the work to the driveway.

2536/01 TO CONSIDER ANY ISSUES CONCERNING NEW DATA
PROTECTION REGULATIONS

The clerk continues to dispose of old records.

2537/01 TO CONSIDER ARRANGEMENTS FOR THE REMEMBRANCE DAY
COMMEMORATION

Councillor Mr Porter undertook to organise the Remembrance Service. The silhouette of the British Tommy will be brought to the Village Hall for the occasion. Councillor Mr Tungatt will organise refreshments for after the service.

2538/01 TO CONSIDER ANY OTHER INFORMATION OR ITEMS FOR A
FUTURE AGENDA

The following items will be included in the next meeting:

To discuss the clerk's hours.

To consider arrangements for the setting of the budget for the year ending 31.3.2020.

As there was no further business the Meeting was closed at 9.23 pm.

Appendix A

18/01163/FUL PP-07063576

Land at Oaklands Park Park Lane Tolleshunt Knights
Construction of a new dwelling house

The Parish Council objects to the above application on the following grounds:

1. The site lies outside the village development boundary. It also lies within the Oaklands Park complex which is a designated wildlife site (MA71), described by The Essex Wildlife Trust (in response to the previous application FUL/MAL/17/00891) as:

“A valuable mosaic of woodland, meadow and green lane.... The proposal will result in the unacceptable destruction of a significant proportion of a locally designated site and will result in increased disturbance impacts on the remaining local wildlife site woodland habitat and a consequent reduction in habitat quality and would therefore be in direct conflict with both local and national planning policies and guidance”. Maldon District Council gave as one of its reasons for refusal of the previous application at this site that “The proposal would have a negative impact on what is an important local asset.”

The building of a dwelling in woodland is not permitted development (Town and Country Planning Act 2015, part 6, class E1.)

This proposal would therefore have a detrimental effect on the character and appearance of the area and its landscape quality and would be against the following policies of the Maldon District Approved Local Development Plan 2014-2029:

Policy S8 – “The countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Outside of the defined settlement boundaries ... planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon...”

Policy D1 – “All development must respect and enhance the character and local context and make a positive contribution in terms of (f) the natural environment particularly in relation to designated sites of biodiversity/geodiversity values.”

Policy H4 – “Extension to residential curtilage into the countryside: The proposal will not involve the loss of any important landscape or ecology features.”

Policy N2 – “The Council will seek to protect, restore and enhance sites of biodiversity and geodiversity ... of any identified sites of local importance such as Local Wildlife Sites” (MA71 Oaklands Park complex). 6.14: “To protect the District’s natural environment and biodiversity, developments should not have a detrimental impact on sites of local ecological significance both in terms of quantity, quality and connectivity.”

Policy N2 – “Where any potential adverse effects to the conservation value or biodiversity value of designated sites are identified, the proposal will not normally be permitted.”
2. The previous application for this site (FUL/MAL/17/00891) was refused by Maldon District Council on the grounds that “The site has poor sustainability credentials which would demonstrably outweigh the benefits of the proposal... a new dwelling remote from community services and essential support facilities and inaccessible by sustainable modes of transport in this rural location is contrary to the guidance given in the National Planning Policy Framework.”

Furthermore “The proposed development, as a result of its design, scale, bulk, mass, siting, and location in an open area that is surrounded by woodland would result in an incongruous, dominant and visually harmful form of new development that would have an unacceptable urbanising effect by way of visual intrusion and unacceptable encroachment into the rural landscape setting.” The above comments all apply equally to this new proposal.
3. It has been clearly demonstrated that Maldon District has a five year land supply for development. The proposed dwelling will not replace an existing dwelling but would constitute a new isolated dwelling in the countryside.

It is of a significant size compared to others in the immediate area. It has been demonstrated that the need in the Maldon district is for smaller units of housing and affordable housing, and the proposed dwelling will not contribute to this need in any way.

The building of such a large dwelling at the bottom of Park Lane (a poorly maintained single track road) will lead to a further increase in traffic generation with associated issues of highway safety, especially at the exit from Park Lane into Barnhall Road, which is a poorly

sighted and potentially dangerous junction, and also that the road is used by walkers and horse riders accessing the public rights of way at the bottom of Park Lane.

The Parish Council therefore asks that the application is refused.

Appendix B

FUL/MAL/18/01108

Proposed replacement ancillary storage building and retention of 3no. Wooden wc/utility rooms on Plots 1, 2 and 3

The Parish Council objects to this application.

The proposed storage building would be highly visible in the rural landscape from the Salcott side of the site, and the scale, bulk and height would also be detrimental to the rural landscape.