

COLD NORTON PARISH COUNCIL

MINUTES OF THE MONTHLY MEETING OF THE PARISH COUNCIL HELD ON WEDNESDAY 5TH OCTOBER 2022 AT 7.30PM IN THE LES BARCLAY ROOM AT THE VILLAGE HALL

THOSE PRESENT:

Councillors:

Cllr B Haydon (Chairman)
Cllr Mrs M Gunn (Vice Chairman)
Cllr T Dixon
Cllr P Jacklin
Cllr Mrs J Luck
Cllr J Richardson
Cllr A Romang

In attendance: Mrs. M Dyer (Parish Clerk)
Ms Claire Williamson Maldon District Council

- 234. APOLOGIES FOR ABSENCE** apologies were received and accepted from and District Cllr Ms White and County/District Cllr Mrs Fleming

235. DECLARATION OF INTERESTS

Members are required to declare any personal or prejudicial interests they know they may have in items of business on the meeting's agenda. They are reminded that they will need to repeat their declaration at the appropriate point in the meeting and leave the room if the interest is a prejudicial one. Unforeseen interests must be declared similarly at the appropriate time.
Members have dispensation to discuss and vote in respect of matters relating to the Precept.

Cllr Romang declared a non-pecuniary interest in Allotments as he is an allotment holder.
Cllr Dixon declared a non-pecuniary interest in the Cherry Blossom Lane element of the PCP Project as he is a resident in that road.

- 236. PUBLIC QUESTION TIME** Ms Williamson attended the meeting in her capacity as the new Climate Action Lead Officer/Service Delivery at Maldon District Council and spoke about her role and aims to work with communities and Parish Councils to set up climate action groups to take forward projects such as 'Kick the Car Habit', 'Show Nature we Care' etc.
- 237. MINUTES OF THE ORDINARY MEETING of the Parish Council** held on Wednesday 7th September 2022 were approved as correct and signed accordingly
- 238. DISTRICT COUNCILLOR'S REPORT** not available
- 239. COUNTY COUNCILLOR'S REPORT** not available

FINANCE

Approval of Payments

- 240.** Mr Roy Wiseman to village caretaker work from 16th to 26th September 2022. Invoice dated 26th September 2022 £170.00. Cheque No.022353
- 241.** Maria Dyer office expenses from 5th September to 3rd October 2022 £43.83 (£43.13 Net). Cheque No.022354
- 242.** Sue Lees Consultancy to advance yearly maintenance fee for website (set up diary for PC meetings for 2023 and tidy up website etc – 2 hours once a year). Invoice No.0005552 dated 1st September 2022 £60.00. Cheque No.022355

243. Sue Lees Consultancy to advance fee for Wordpress Maintenance Plan (twice yearly in Apr/Oct). Invoice No.0005553 dated 1st September 2022 £40.00. Cheque No,022355
244. Jeremy Richardson to reimbursement of expenses re purchase of grass seed for new car park area. Invoice dated 13th September 2022 £89.99 (NB no VAT on grass seed). Cheque No.023356
245. PKF Littlejohn LLP to external audit re year ending 31st March 2022. Invoice No.SB20223144 dated 28th September 2022 £360.00 (£300.00 net). Cheque No.022357
246. Ashe Green Civil Engineers Limited to car park extension. Invoice No.3798 dated 21st September 2022 £33,378.51 (£27,815.43 net) (NB invoice reflects 5% retention as agreed). Cheque No.022358
247. Campaign to Protect Rural England (CPRE) to renewal of annual membership from 31st October 2022 £36. Cheque No.022359
248. All Staff Costs £813.03
249. Npower to streetlights for August 2022 Invoice No.INO4755589 dated 12th September 2022 £137.70 (£131.14 net) was taken by direct debit on 26th September 2022.

250. Financial Statement

Current balances:

Barclays 10 Day Notice as at 9 th Sept 2022	£	589.64
Santander as at 2 nd September 2022	£	<u>58,124.51</u>
	£	58,714.15

251. Village Hall Solar Panels

Members noted that paperwork for the payment on 24th June 2022 of £742.51 from Scottish Power has now been received.

Members noted that for the period 10th June to 13th September 2022 a FIT payment of £833.84 will be paid.

252. External Audit

Members noted conclusion of the external audit and that the notice of conclusion of audit was posted on web site and main parish council notice board on 28th September 2022.

253. PWLB

Members noted that the £100,000 loan has been drawn down and would be in the Parish Council bank account on 10th October 2022. Interest rate for this loan will be 5.04%.

254. Scribe Accounts Package

Members noted that there would be an increase of 15% to the current annual subscription from £288.00 to £331.20 (i.e., £24.00 per month currently to £27.60 paid annually),

Members considered the option to enter into a fixed rate contract: for 2 year + 10% increase or 3 years + 8% increase and agreed to enter into a fixed rate 3-year contract i.e., £25.92 per month paid annually £311.04.

PLANNING

255. **Planning Application received by the Parish Council:** the following were considered, and the responses were:

22/00931/FUL PP-11475668 9 Cherry Blossom Lane: Construction of detached three bedroom bungalow with associated vehicular access, hardstanding and landscaping. Week No.37 dated 16th September 2022:

The Parish Council had no objections, but submitted the following comments:

Whilst it must be pointed out that this site is outside the development boundary, the Parish Council has no objections to this one bungalow subject to conditions being imposed on the developer in respect of the road surface of Cherry Blossom Lane.

This is the third application for this plot of land for a 3 bedroom bungalow: the first back in 2014 was refused by MDC, but allowed on appeal by The Planning Inspectorate, but the bungalow was not built.

Then in 2017 an application was put in again for a 3 bedroom bungalow – this was granted permission by MDC, presumably because of the previous appeal decision, but again the bungalow was not built.

Interestingly this application has been submitted, just as the Parish Council has taken out a £100,000 Public Works Loan and started works to improve the surface of Cherry Blossom Lane – which will obviously make the proposed new bungalow a more saleable property at an increased premium.

The condition the Parish Council wants to be applied, should MDC grant planning permission, is that the Parish Council is indemnified against any damage at all to the new surface of the road during the construction of the proposed property, which will by necessity mean that there will be increased, heavy traffic to the construction site.

As well as an indemnity clause re any damage, the Parish Council believes it should be duly compensated financially with a share of the improved market value via an imposed condition, as it believes that's it's recent heavy investment in upgrading Cherry Blossom Lane to a proper tarmac road, has precipitated the Developer's application. To enforce this as a planning obligation can a Unilateral Undertaking, Section 106 Agreement or a Community Infrastructure Levy as appropriate be applied.

Also, whilst this application is for one bungalow, the site is sizeable and the Parish Council is concerned that there will be a further application/or applications for additional bungalows or that a revised application for this modest bungalow will be submitted for an increased number of perhaps two storey larger properties as was the case recently in Purleigh Grove, Cold Norton – where the number of properties on the original application grew in number and the properties proposed grew in stature.

22/00314/OUTM PP-11430366 Land South Of Fambridge Road Burnham Road And East West Of Station Road Althorne: Outline planning application with all matters reserved except for access, for a phased residential-led mixed use development including: Up to 750 dwellings (Class C3) including affordable housing; Up to 1,000sqm commercial space (Use Class E); Early years facility (Use Class E(f)); Education provision (Use Class F1(a)); A 16ha District Park (including associated amenity provision, community orchard, landscaping, car parking and access); A 2.4ha Local Park (including recreation provision, community orchard, landscaping and access); Allotments; Access enhancements (including a new pedestrian footbridge over the railway line, enhancements to Althorne Station, upgrades to Station Road, new spine road, modified junction at Station Road/B1010 Fambridge Road and upgrades to Station Road level crossing); Pedestrianisation and relandscaping around the War Memorial; Green and blue infrastructure including sustainable urban drainage, mobility routes (footways and cycleways), biodiversity enhancements (new hedgerow and tree planting, woodland and reinstated historic hedgerows) and neighbourhood amenity space/play areas; and Public art. Week No.40 dated 7th October 2022:

The Members recommended refusal for the following reasons:

1. Increased traffic, which will impact on the roads which are already congested from the Dengie into South Woodham Ferrers and Maldon
2. Infrastructure is inadequate, in particular sewage, which is unable to cope at present
3. This proposed development will add to the issues already being caused by the existing developments in process (e.g., Burnham) which have made no provision for additional facilities for the increase in population e.g., schools, doctors etc

For Information Only: NMA/MAL/22/01006 Beacon Hill House Latchingdon Road: Application for non-material amendment following grant of Planning Permission 21/01125/HOUSE (Proposed demolition of existing single storey front addition and replacement with two storey extension with accessible access and lift, first floor extension over garages and two storey rear extension, changes to existing windows and external doors and internal alterations.) Amendment sought: Reduction of floor level in entry and addition of new rear window to entry.

- 256. Maldon District Council Decisions:** covering decisions advised from w/e 9th September 2022 to w/e 30th September 2022; a detailed list had been supplied to Members, which is summarised below:

HOUSE/MAL/22/00828 Cold Norton

Single storey rear extension.

Tamina 1 Latchingdon Road Cold Norton Essex

(UPRN - 100090555210)

Mr Tony Pearmain

REFUSED

FUL/MAL/22/00799 Cold Norton

Construction of new garage and equipment store

Sky High Hagg Hill Cold Norton Essex

(UPRN - 010014002603)

Mr Spencer Connett

REFUSED

HOUSE/MAL/22/00860 Cold Norton

Demolition of existing conservatory and garage. The erection of a single storey rear extension.

Omeath 11 Latchingdon Road Cold Norton Essex

(UPRN - 100090555216)

Mr B White

REFUSED

Plus advised by ECC:

CC/MAL/69/22 Cold Norton Primary School, St Stephens Road: the retention of a class base for a further temporary period without compliance with Condition 2 (time limit) attached to planning permission CC/MAL/11/17. ECC granted permission

- 257. 21/00385/FUL Appeal Ref APP/X1545/W/21/3283737 New dwelling between 53 and 55 St Stephens Road.** Proposed erection of a new 3 bedroom dwelling to the side land of 55 St Stephens Road. Appeal dismissed.

258. Chelmsford City Council Local Plan

Members noted that due to the Queen's passing the consultation would now close on Thursday 20th October 2022 and that the in-person exhibitions had been rescheduled as advised.

259. Essex Minerals Local Plan Review

Members noted update.

260. United Dengie Councils/Woodham Infrastructure

Member noted new public opinion survey.

261. PLAYGROUND RENOVATIONS & CAR PARK EXTENSION PROJECT WORKING GROUP (PCP)

Members noted October Progress report.

Members noted the issue with 'low spots' discovered which will need to be addressed and agreed to the extra cost of up to £1,200 ex VAT to resolve.

Members discussed the resurfacing of the existing car park as opposed to the original plan to just patch repair. Members were all in agreement that it should be resurfaced with the same surface as CBL at an additional cost of £10,150 ex VAT. Cllr Richardson updated Members re soakaways installed

Cllr Dixon updated Members re trees/landscaping, including wildflower seeds and semi mature Cherry Blossom Trees required.

It was noted that regarding the car park extension that no vehicles are to drive over at present. Clerk to liaise with MDC re remainder of grass cutting programme.

It was noted that more work is required to the cracks in the playing field.

262. VILLAGE HALL

It was noted that quotes are in hand for new gates at the side of the hall and pedestrian gate into the playing field.

- 263. CLERKS REPORT**
Members noted Clerk's Report

HIGHWAYS AND ROAD SAFETY

- 264. TRUCAM**
Members noted that during the 2¼ hours/4 sessions of TRUCAM/Speed Checks conducted during August, 27 speeding offences were recorded (12 of which were 'captured' in one half hour session)
Members notes that a new site has been approved by the Police at Cherry Blossom Lane facing down towards Victoria Road; that suitable sites between bridge and Londis and near to Three Rivers have been identified and are being put forward to the Police; that a site near Directa would not be suitable because of the hill and bend and near to 40mph road.
Members noted that Cllr Mrs Fleming has put in the applications to the LHP to extend the 30mph speed limit around to Three Rivers and to impose a 20mph around the school.
- 265. 20's Plenty – The New Norn**
To be discussed at a future meeting.

POLICE MATTERS AND ANTISOCIAL BEHAVIOUR

- 266.** Members noted issue with fire lit near the beacon on playing field.

OPEN SPACE

- 267. Village Caretaker work:** Mr Wiseman continued to carry out this work; in addition to the regular litter picks and emptying bins on playing field, undertook the following task: at Village Hall installed a new side gate
- 268. Trees and Survey**
Members noted that the survey was underway, awaiting report.
- 269. Cowpiece**
Members noted that further quotes will be obtained for the dipping pond and entrance; it was reported that the Goat Willow by dipping pond is growing.
- 270. Public Rights of Way**
No reports received.

TRAINING/CONFERENCES/MEETINGS

- 271. Stow Maries Great War Aerodrome Trust 2022 AGM 21st September 2022 and Stow Maries Great War Aerodrome Trust 2022 Scheduled Meeting 28th September 2022**
Cllr Haydon reported that he had attended both meetings and that finances are satisfactory and that now the venue is classed as a museum it can borrow items from other venues.
- 272. EALC AGM/Conference Thursday 22nd September 2022**
Cllr Haydon and Cllr Mrs Gunn reported back to Members re speakers.
- 273. CPRE AGM & Celebration of the 50th Anniversary of the Essex Way. Saturday 1st October 2022**
No one had been able to attend.
- 274. Dengie Hundred Group of Parish Councils Wednesday 19th October 2022 7pm**
Members noted that Cllr Mrs Luck plans to attend
- 275. MDC Parish and Town Council Engagement Workshop 11th October 2022 – three sessions at 8am, 5pm and 7pm, various locations**
No Members available to attend.
- 276. Essex Wildlife Trust AGM Saturday 22nd October 11am online**
Members to advise availability; Clerk has AGM papers.

277. **Dengie Hundred Group of Parish Councils Quiz Night Wednesday 23rd November 2022 7.30pm Southminster Bowls Club**
Clerk outlined details and will confirm by email.

CORRESPONDENCE/CONSULTATIONS

278. **Aircraft Noise**
Members discussed issue experienced by a village resident.
279. **First Aid Course for residents**
Members noted that North Fambridge Village Hall Management Committee had recently held a First Aid Course at which residents had been invited to attend (for a cost of £42) and agreed that this should be investigated for Cold Norton residents with CPR/Defibrillator usage included.
ACTION: CLERK
280. **VILLAGE APPRAISAL**
Chairman and Clerk updated Members.
281. **CODE OF CONDUCT**
Members noted that the Clerk is liaising with MDC re Members Interests Updates in relation to adoption of the new Code of Conduct.
282. **FINANCIAL REGULATIONS/RISK ASSESSMENTS/STANDING ORDERS**
Members noted reviews deferred to November meeting
283. **MATTERS TO REPORT** (Members are reminded that no decisions may lawfully be made under this agenda item - however matters may be discussed which involve exchanges of information only).

The cleaning of the solar panels at the village hall was mentioned.
284. **MEETINGS 2022**
Wednesdays 2nd November, 7th December.

There being no further business the meeting was closed at 10.30pm

Chairman.....

Date.....