

PARISH COUNCIL NEWS

From the December 2022 Meeting

Planning Applications: there were two planning applications this month for Members to consider. The first was 22/01140/HOUSE PP-11681225 9 Ferris Avenue: proposed loft conversion with rear dormer and 2 front pitched dormers. The Members had no objections. The second application was from Chelmsford City Council for the South Woodham Ferrers development referred to in last month's report, namely: 21/01961/OUT Land North West of Hamberts Farm, Burnham Road, South Woodham Ferrers: Hybrid application, (part full and part outline) for: Outline application with all matters reserved for residential development of: up to 1020 homes, Up to 88 bedroom units of residential care accommodation (Class C2 or Class C3 use, including retirement living/sheltered housing, and/or extra care/housing-with-care/independent living and/or care home/nursing home use), up to 1,100 sq. m (GEA) neighbourhood centre (Class E) including a multi-purpose community centre, up to 1,200 (GEA) of business floorspace (Class E), a 2fe primary school and two 56 place early years facilities, 5 serviced plots for travelling show people, landscaping, strategic and local open space and associated buildings and structures, all associated highway infrastructure, pedestrian, cycle and bridleway routes (including partial extinguishment of Bridleway 25), vehicular and cycle parking, drainage works, ground reprofiling, demolition of existing building and all associated ancillary works including services and utilities. Full application for the principal means of vehicular access to the site, the initial phase of on-site highway works, strategic surface water attenuation basins and demolition of former telephone exchange buildings. The Members recommended refusal for the following reasons:

1. Cold Norton Parish Council believes that the highway implications of this development (being part of the wider development plans for the area to the north of Burnham Road) will severely impact the daily lives of our parishioners and, in fact, residents of the entire Dengie Hundred, contrary to Chelmsford Planning Policy DM30. Cold Norton Parish Council believes that the proposal for additional traffic lights, a junction and numerous pedestrian crossings in Burnham Road will create significant congestion, especially at peak times, grid-locking the route out of the Maldon District via South Woodham Ferrers. The B1012/A132 represents a key road corridor for the Dengie peninsula. This route is of major importance to Dengie residents - who are highly dependent on it for commuting, commercial deliveries, and emergency services access. Road traffic pressures on this corridor have continued to increase due to the cumulative effect of new housing development in the southern part of the Dengie. Our communities, many of which are rurally located and reliant on personal transportation, experience the consequent adverse effects on a daily basis. The associated highways plans are not fit for purpose in relation to changes affecting the road network 'choke-point' of the Burnham Road (B1012). In reality, SWF will lose its existing Burnham Road B1012 bypass which would become an 'Urban Street', with a 40mph speed limit and restrictions to traffic flow caused by multiple signalised pedestrian crossings, a new roundabout and a new junction with crossing. All of which will combine to impede traffic flows. The composite effect of these changes has the potential for major traffic congestion, especially at peak travel times.

2. The new Transport Assessment which accompanies this application does little to mitigate against the potential disruption and harmful effects of the proposed development on travellers coming from and going towards Cold Norton, Purleigh, Stow Maries and other parishes in the Dengie Hundred.

Only relatively minor adjustments have been made in the revised highways plan, and Transport Assessment (TA) including its coverage of the mitigation of impacts of the development. There are no radical changes in the amended proposal, e.g. the inclusion of a road bypass, or re-engineered crossing designs (bridges, underpass solutions) which would reduce impacts on traffic flows and congestion.

3. This application has not taken into account potential future development in the Dengie Hundred as part of the Maldon District Local Development Plan (currently under review) or the possible development of Bradwell B. Our Council recognises that each planning application should be assessed on its own merits but being in a Housing Market Area with the Maldon District, Chelmsford City Council should appreciate that future development in the district is inevitable. A more strategic and flexible approach to this application should therefore be taken.

This failure continues to be a major flaw in the TA. Considering the A132/B1012/B1010 corridor, not all committed development sites have been taken into account. Hence, the full adverse picture of existing build-out and near-future cumulative development pressures is not fairly presented in the TA, e.g. considering all sites proximate to Burnham-on-Crouch and others to the west in the Dengie. This has consequences in relation to the TA modelling covering Dengie traffic ingress/egress - making it unreliable (particularly in respect of predictions for peak times).

4. The Future Year basis of the TA (only 2026) is inappropriate leading to an overly optimistic appraisal of impacts. Good practice is normally for a 10-year forward horizon. A horizon of 2031-2033 would be more appropriate.

5. A worrying incidence of technical flaws persist in the re-submitted TA, which call into question its overall validity, and the robustness of conclusions about the effectiveness of the proposed mitigation measures in relation to road traffic. For instance, discrepancies relating to HGV modal split data, junction models and VISSIM simulations etc.

6. The current proposal will have a negative effect on highway safety. The Parish Council is of the opinion that the Traffic Assessment submitted as part of wider development proposals for this area (21/01961/OUT and above) has not adequately addressed this very important issue, or the air pollution which may be generated, with the potential consequential public health issues caused as a result of the aforementioned traffic management proposals for Burnham Road.

7. Dengie communities are increasingly concerned about pressures on public services and local infrastructure (such as highways, schools and primary healthcare). A recent survey of Dengie residents gives objective information about the degree of concern. The Dengie communities already suffer from inadequate infrastructure and poor access to key services; with roads, schools and primary healthcare facilities all either under severe strain, or at full capacity. Without more focus on infrastructure improvements, the proposed development will add significantly to these pressures and worsen access to key public services.

8. Cold Norton Parish Council believes that, in line with the suggestions previously made by the Woodham and Dengie Infrastructure Group and the group of United Dengie Councils, it is critical that a new northern by-pass is created to redirect east / west traffic on the Burnham Road. It fully supports the position of Stow Maries Parish Council that Chelmsford City Council and Essex County Council should analyse the full costs and benefits of a northern by-pass, which is consistent with the policies in Chelmsford City Council's Local Plan and with Chelmsford Planning Policy DM30, whilst not sacrificing the ability of existing residents of the Maldon District to access Burnham Road and complete their on-going journeys to work, leisure and education etc.

Given that the decision has already been made to allocate land to the north of Burnham Road for significant development, it is imperative that the necessary infrastructure is provided, and that significant planning applications such as this should be infrastructure led, even if that means that developments will be less profitable and that policy exceptions have to be made.

Planning Decisions: (covering the period w/e 4th November to w/e 2nd December 2022): there were four decisions advised by Maldon District Council (MDC) during this period, namely: AGR/MAL/22/00318 Wayback Farm St Stephens Road: Prior notification for two Timber agricultural buildings Class 2. MDC approved this application (the Members had not been required to comment on this application – supplied for information only)). The second decision advised was: 22/01083/NMA Beacon Hill House Latchingdon Road: 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 alterations to ramped access to entrance door to suit. This application was also approved by MDC (the Members had not objected). The next decision related to: 22/00319/PDE Tamina 1 Latchingdon Road: Single storey rear extension which would extend beyond the rear wall of the original house by 4.80m, maximum height of 3.56m and the maximum height to the eaves of 2.93m. MDC approved the application (the Members had not commented on this, supplied for information only). The final decision was advised for: FUL/MAL/22/00762 The Spinney Fambridge Road: Proposed demolition of existing bungalow and erection of a replacement dwellinghouse and detached double garage/store. MDC refused this application (the Members had not objected).

Appeal Decision: 21/00397/FUL (Appeal Ref: APP/X1545/W/21/3282659)
Thornfields, Purleigh Grove: Two new detached dwellings and associated works
APPEAL ALLOWED.

Planning applications and decisions: if you would like to see full details of any planning application, please contact the Maldon District Council offices on 01621 854477 or visit the web site www.maldon.gov.uk

ECC Winter Salt Scheme: the Salt Bag Partnership scheme was set up many years ago by ECC to help local communities support themselves during periods of heavy snow. One tonne of bagged salt (40 x 25 kilo bags), delivery and a support pack is provided, free of charge, to help Parish Councils organise the scheme and to provide helpful information to volunteers. The salt is for use on locations considered important in the local area, such as footpaths to schools, shops and services and access routes to main bus stops. Cold Norton has participated in this scheme in the past, but needs new volunteers to come forward to cover side roads and main footpaths – are you willing and able to join ‘the salt team’? Thanks go out to the resident who very kindly put salt down on a long stretch of Latchingdon Road during the bad weather before Christmas so that the children could walk safely to school. Please contact the Parish Clerk if you want to help.

TRUCAM/Speed Checks: only two checks, were able to be carried out in November, resulting in 10 speeding offences being recorded. These were forwarded to the Police for processing. Drivers will either receive 3 points on their licence and £100 fine or be offered a speed awareness course at a cost of £100.

Pink Recycling Bags/Green Food Waste Bags: these will no longer be available from the Parish Council Chairman or Clerk. Until a new village location can be organised, please follow this link for details of places in the district where recycling bags are available:

https://www.maldon.gov.uk/info/20043/recycling/9266/recycling_sack_stockists

Village Appraisal: thank you to all residents who have completed their questionnaire. It is important to understand what is important to residents for the Parish Council to make informed decision on behalf of the community. If you haven't completed your questionnaire, there is still time, as long as we have it back by end of January – we will collect it - just contact the Parish Clerk (details at end). If you need a questionnaire, also contact the Parish Clerk.

Highways or Public Right of Way (Footpath) Issues: residents can report issues relating to footpaths or other highways issues (e.g., potholes, road signs, vegetation etc.) direct to highways via: <https://www.essexhighways.org/tell-us/problem-check>

Footpath Map: there is a full colour map which shows all the Public Rights of Way in our Village. If you would like a copy, please contact the Clerk. Copies of the map are also available in The Norton Public House. Or the map is available to view on the Parish Council website by following this link: <https://www.cold-norton.org.uk/wp-content/uploads/2015/11/C139237.pdf>

Parish Council Meetings in 2023:

Wednesday 11th January, (NB not first Wednesday in January), 1st February,

1st March, 5th April, 10th May (NB not first Wednesday in May because of elections on 4th May), 7th June, 5th July, 6th September, 4th October, 1st November and 6th December. Meetings start at 7.30pm and are held in The Les Barclay Room at the Village Hall.

To contact the Parish Council: please write to: The Parish Clerk (Maria Dyer), at Exordium, 30b Latchingdon Road, Cold Norton, Chelmsford, Essex CM3 6JG.
Email: clerk@cold-norton.org.uk (NB new email address) or phone 01621 829566.
Please note the Clerk works part time and will respond as soon as possible.
Parish Council website: <https://www.cold-norton.org.uk/>