

COLD NORTON PARISH COUNCIL

MINUTES OF THE MONTHLY MEETING OF THE PARISH COUNCIL HELD ON WEDNESDAY 7th December 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 Mrs J Luck
Cllr A Romang

In attendance: Mrs. M Dyer (Parish Clerk)
District Cllr Ms S White
County & District Cllr Mrs J Fleming
One Member of the Public

- 336. APOLOGIES FOR ABSENCE** apologies were received and accepted from Cllr P Jacklin and Cllr J Richardson

337. 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.

- 338. PUBLIC QUESTION TIME:** the Member of the Public present spoke about the school hedge causing an issue with the footway and signs. The Members thanked the Member of the Public for bringing this to the Council's attention; the Clerk will speak to the School. **ACTION: CLERK**
- 339. MINUTES OF THE ORDINARY MEETING of the Parish Council** held on Wednesday 2nd November 2022 were approved as correct and signed accordingly

- 340. DISTRICT COUNCILLOR'S REPORT:** District Cllr Ms White started by congratulating the Members on the completion of the work on Cherry Blossom Lane and the car park extension and then updated Members on various topics including the Conservation Awards which Cllr Haydon had been invited to be a judge; COVID and flu jabs in the district; that Maldon DC is strongly supporting efforts to make this district 'Dementia Friendly' e.g. Live Well support/referral system; Maldon DC has appointed a new Climate Action Officer and recruited some new Planning Officers.

- 341. COUNTY COUNCILLOR'S REPORT:** County Cllr Mrs Fleming advised Members that ECC is focusing on the cost of living crisis and the effect on residents, working to get the budget under control, but reminded Members that adult social care is a large portion of its costs and advised that the inflationary effect on the budget is 'horrendous'.

Both Cllrs then updated Members on the new funding streams that as a rural district Maldon has access to, some of which will be used for works at Hythe Quay.

FINANCE

Approval of Payments

342. Mr Roy Wiseman to village caretaker work. Invoice dated 1st December 2022 £120.00. Cheque No.022372
343. Maria Dyer office expenses from 3rd November to 5th December 2022 £27.90. Cheque No.022373
344. Ashe Green Civil Engineers Limited to village hall car park extension 5% retention. Invoice No.3846 dated 28th November 2022 £1,756.76 (£1,463.97 net). Cheque date/to be released on 21st December 2022. Cheque No.022375 (NB Cheque No.023374 voided)
345. Ashe Green Civil Engineers Limited to works to Cherry Blossom Lane 5% retention. Invoice No.3847 dated 28th November 2022 £4,482.22 (£3,735.18 net). Cheque dated/to be released on 14th January 2023. Cheque No.022376.
346. Essex & Herts Air Ambulance to grant as agreed at November meeting (Minute No.308) £60.00. Cheque No. 023377
347. Cold Norton Parochial Church Council to grant to cover to cover costs to remove dead branches from a tree in the Churchyard that overhang the road and are a danger to the public as agreed at November meeting (Minute No.308) £240.00. Cheque No.023378
348. United Dengie Councils to contribution towards costs of consultant to review developer's new transport assessment in regards to proposed development CCC 21/01961/OUT as agreed as November meeting (Minute No.309) £250.00. NB Cheque made out to Stow Maries Parish Council as they are co-ordinating this element of the United Dengie Councils Campaign (NB all relevant emails and the Consultant's invoice are filed with the CNPC invoices). Cheque No.022379
349. Adam Gold to collection of questionnaires Invoice dated 5th December 2022 £104.65. Cheque No.022380
350. Society of Local Council Clerks (SLCC) to annual subscription for Clerk from 1st January 2023 to 31st December 2023 £177.00. Cheque No.022381
351. Tolleshunt Tree Care to emergency tree works due to storm at village hall car park. Invoice dated 4th November 2022 £400. Cheque No.022382
352. HMRC TAX/Ni quarter to 5th January 2023 £183.20. Cheque No.022383
353. All Staff Costs £1,249.66.
354. BT to public pay phone at Village Hall. Line Rental quarter to 31st January 2023 Invoice No.Q03308 dated 12th November 2022 £68.52 (£57.10 net) was taken by direct debit on 26th November 2022.
355. Npower to streetlights for October 2022 Invoice No.INO5080737 dated 3rd November 2022 £156.72 (£149.26 net) was taken by direct debit on 17th November 2022.

356. **Financial Statement**

Current balances:

Barclays 10 Day Notice as at 9 th Sept 2022	£	589.64
Santander as at 3 rd October 2022	£	<u>20,653.73</u>
	£	21,243.37

357. **Village Hall Solar Panels**

Nothing to report

358. **2022/23 National Salary Award:** Members noted that Local Government Association had advised NALC that it had come to an agreement re pay scales from 1st April 2022 and this had been duly processed back to April 2022.

359. **External Auditor Appointment for 2022-23 financial year for 5 year period to 2026-27:** Members noted scale of fees to 2026-27 and that for this council PKF Littlejohn LLP had been reappointed.

360. **Precept 2023-24:** Members considered budget outline. Clerk to update/amend as discussed.

ACTION: CLERK

PLANNING

361. To consider Planning Application received by the Parish Council: the following were considered, and the responses were:

22/01140/HOUSE PP-11681225 9 Ferris Avenue: proposed loft conversion with rear dormer and 2 front pitched dormers. Week No.47 dated 25th November 2022:

The Parish Council had no objections and no comments to make.

From Chelmsford City Council: 21/01961/OUT Land North West of Hamberts Farm, Burnham Road, South Woodham Ferrers:

Hybrid application, (part full and part outline) for: 1. 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 showpeople, 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 2. 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:

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 ruraly 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). 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.

362. Maldon District Council Decisions: covering decisions advised from w/e 4th November 2022 to w/e 2nd December 2022; a detailed list had been supplied to Members, which is summarised below:

AGR/MAL/22/00318 Cold Norton

Prior notification for two Timber agricultural buildings Class 2
Wayback Farm St Stephens Road Cold Norton Essex
(UPRN - 010014000364)

Miss Anne Pharoah **APPROVED**

22/01083/NMA Cold Norton

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.

Beacon Hill House Latchingdon Road

Mr and Mrs J King **APPROVED**

22/00319/PDE Cold Norton

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.

Tamina, 1 Latchingdon Road

Mr Tony Pearmain **APPROVED**

FUL/MAL/22/00762 Cold Norton

Proposed demolition of existing bungalow and erection of a replacement dwellinghouse and detached double garage/store

The Spinney Fambridge Road Cold Norton Essex

(UPRN - 010013995255)

Mr Paul Dye **REFUSED**

HOUSE/MAL/22/00808 Cold Norton

Two storey rear extension to incorporate a bedroom space above swimming pool and associated external terrace, increase ridge height of the existing north eastern side projection and a single storey rear extension to kitchen.

Ashmead Lodge 41 Stow Road Cold Norton Essex

(UPRN - 100090555898)

Mr & Mrs Andy Taylor **APPROVED**

- 363. Appeal Decision: Application Number: 21/00397/FUL (Appeal Ref: APP/X1545/W/21/3282659)**
Proposal: Two new detached dwellings and associated works
Address: Thornfields, Purleigh Grove, Cold Norton, CM3 6HN
Decision Level: Delegated
APPEAL ALLOWED – 1 November 2022

- 364. PLAYGROUND RENOVATIONS & CAR PARK EXTENSION PROJECT WORKING GROUP (PCP)**
It was noted that the issue with the gate and fencing for the younger children's play area has 'righted itself' and the gate now closes. Members discussed the overflow parking area and that it doesn't appear to be being used. Clerk to discuss with Village Hall Management Committee/notification to hall hirers.
ACTION: CLERK

- 365. VILLAGE HALL**
Nothing to report

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

HIGHWAYS AND ROAD SAFETY

367. TRUCAM

Members noted that TRUCAM resumed in November and that the November report is awaited; that the Community Engagement Team had advised that they had no updates yet from the Police regarding the new sites requested but are following up.

368. 20's Plenty for Us – The New Norn

Cllr Dixon reported to Members re the Zoom meeting he had 'attended' with the Clerk at which the draft proposal was discussed (this had been forwarded to Members) and details of decisions made to date by other Parish/Town Councils. It was agreed that before proceeding further that Members would await the response to the speed related question on the Village Survey.

369. Essex Highways User Survey

Members to complete and return for Clerk to compile a CNPC response to this survey.

ACTION: MEMBERS/CLERK

370. South Essex Parking Partnership (SEPP):

Members noted that SEPP has appointed a School Parking & Project Officer and that Clerk will liaise with the school.

ACTION: CLERK

POLICE MATTERS AND ANTISOCIAL BEHAVIOUR

371. No reports received

372. Members considered a request from the Police to hold 'Beat Surgeries' periodically in the Village Hall. Members were all in agreement that this should be facilitated if feasible. Clerk to liaise with VHMC re hall availability/feasibility.

ACTION: CLERK

OPEN SPACE

373. 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 tasks: cleared leaves on bridge; removed fly tipped materials from Three Ash Corner; cleared branches and small trees on St Stephens Road. Noted.

374. Trees and Survey

Members noted that Clerk has chased

375. Cowpiece

Members noted that Clerk is discussing issues with TCV and contractors.

376. Public Rights of Way

Members noted that ECC Highways had advised that re obstruction on Footpath 25 (ref No.2646700) that they are talking to the landowner about resolving this issue i.e. they have investigated, risk assessed and recorded this issue and are in the process of scheduling works.

TRAINING/CONFERENCES/MEETINGS

377. Dengie Hundred Group of Parish Councils Quarterly Meeting Wednesday 18th January 2023

Cllr Mrs Gunn to attend; Cllr Mrs Luck will also attend if available. Awaiting location details.

CORRESPONDENCE/CONSULTATIONS

378. Bradwell B Community Forum:

Members noted that this has been suspended for time being due to current status of the project.

379. Transport

Members noted that the Clerk had completed the Rural Mobility Survey (copy forwarded to Members) Members noted that ECC proposes to hold PC Passenger Transport meetings in Spring (updates re local buses etc); dates to be advised.

380. Climate Action Friends/Dengie Earth Matters:

Members noted receipt of proposals by above groups. Cllr Dixon to attend the North Sector meeting for 'Dengie Earth Matters' on 26th January 2023.

381. Mobile Business Request in VH Car Park:

Members discussed and agreed subject to discussion with VHMC regarding hall/car park usage on proposed evening plus consideration of 'hire' fee that this could proceed. Favourable reports had been received from neighbouring villages re this business.

ACTION: CLERK

382. VILLAGE APPRAISAL

Clerk advised that as at 5th December 2022 187 questionnaires had been collected/returned. It was agreed that final date for return of questionnaires would be 31st January 2023 – extension to be advised via Village Facebook and The Beacon. With reference to minute No.368 the question relating to speed would be analysed first.

383. FINANCIAL REGULATIONS/RISK ASSESSMENTS/STANDING ORDERS

Members noted reviews deferred to a future (January or February) meeting

384. 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).

Cllr Dixon advised that a further 150 free trees would be delivered in December and that trees had also been secured for the Church under this scheme.

385. MEETINGS IN 2023

Wednesdays: 11th January (NB not first Wednesday in January), 1st February, 1st March, 5th April, 10th May, (NB changed due to Elections on 4th May 2023), 7th June, 5th July, 6th September, 4th October, 1st November and 6th December

There being no further business the meeting was closed at 10.10pm

Chairman.....

Date.....