

PARISH COUNCIL NEWS

From the April Meeting

Planning Applications: there were nine planning applications this month for Members to consider, the first was: 22/00153/FUL Vermont, 27 Stow Road: replacement dwelling. The Members had no objections, but added the following comments:

- 1. Proposed building is out of character & bulkier. The distinct established building line is being altered affecting curtilage – can this be reviewed/condition imposed to bring into line.*
- 2. Re the established mixed hedgerow adjacent to the highway alongside existing boundary planting, whilst it says that a no-dig construction method will be used to ensure the planting is retained, applicant also says it is proposed to retain as many trees & hedgerows on the site as possible where practical, we believe a condition should be imposed to retain all existing planting especially between the neighbouring property No.29.*
- 3. In support of the listed building at 29 the PC requests that conditions are imposed on the applicant regarding NON-USE OF HEAVY PLANT near 29 which is built on a slated bed and has no foundations; also, as this building has a thatched roof that there is very tight control of any materials on site that could cause a fire.*

The second application considered was: 23/00273/COUPA PP-12005184 Building 5 adjacent Norton Hall Cottages, St Stephens Road: Prior notification for a proposed change of use for agricultural building to hotel (Class C1) use and together with car parking and cycle storage on associated curtilage land. The Members recommended refusal for the following reasons:

Whilst the Cllrs understand the premise of a COUPA application, they would like to point out that:

- 1. It is outside the Development Boundary (S8 – Settlement Boundaries & the Countryside) and a hotel (utilising the clause “flexible use falling within this class” is 11 x holiday apartments) whilst a ‘business concern’ will in essence be temporary living accommodation/homes. There is no supporting evidence within the applicants submission that there is a need for this type of business in this area.*
- 2. Local infrastructure is poor: single track country lane. No footways, unlit narrow road.*
- 3. Development out of character with rural surrounding area. The proposed development would be remote and disconnected from local services and facilities by reason of its location.*
- 4. The proposed development would substantially alter the character of the area and have an unacceptable visual impact on the countryside though the urbanisation and domestication of the site.*

The next application related to: 23/00220/OUTM PP-11922624 Land West of Crown Road: outline planning application with all matters reserved apart from access, for residential development (up to 14 dwelling), vehicle circulation and parking, hard and soft landscaping and associated development. The Members recommended refusal citing the following reasons:

- 1. Outside the development boundary (S8 – Settlement Boundaries & the Countryside)*

2. *At this point we understand that Maldon District Council has a 5.1% Five Year Housing Land Supply – therefore this discounts the statement made by the applicant that MDC is under the required quota.*
3. *Crown Road is a private, unmade road with a steep drop down to the main road that runs through the village, plus limited public transport (T2 Accessibility), and there is no footway.*
4. *There is a lack of services in the village and the local school is already oversubscribed (I1 Infrastructure & Services).*
5. *Water and sewage provision and concerns already exist re surface water.*

The members had no objections to the next four applications which were:

23/00077/HOUSE PP-11876699 Chestnuts, 67 Latchingdon Road: raise existing ridge height. Removal of existing pitched roof dormer windows and replace with flat roof dormer windows. Enclosure of a section of the existing roof terrace to provide additional habitable space, including the insertion of photovoltaic panels. Replace the existing conservatory with single storey extension. Single storey front/side extension. Alterations to fenestration of front elevation.

23/00332/FUL Land adjacent to Honeypot Farm, Honeypot Lane: section 73A application for the construction of 6 office units.

23/00291/HOUSE PP-12025476 30 St Stephens Road: single storey rear extension.

23/00344/LDP PP-12034322 Great Canney Farm: claim for lawful development certificate for the Erection of an outbuilding.

The 8th application was for: 23/00285/WTPO PP-12022335 26 Station Crescent: TPO7/00 -T18, T33, T34 Willow Trees: crown reduction by 2.5m. The Members had no objections to these provided they are in line with MDC's Tree Officer's recommendations.

The final application was from Essex County Council and related to: Cold Norton Primary School, St Stephens Road CC/MAL/27/23: installation of new heating system (air source heat pumps). The Members were minded to object to this as they questioned its suitability and efficiency in such an old building, but Clerk is to clarify the location of the air pump and talk to the School Office and Business Manager.

Planning Decisions: (covering the period w/e 3rd March to w/e 6th April 2023): there were three planning decisions advised by Maldon District Council (MDC) during this period, namely: FUL/MAL/22/00931 9 Cherry Blossom Lane: Construction of detached three-bedroom bungalow with associated vehicular access, hardstanding and landscaping. MDC approved this application (the Members had not objected to this application but had added comments). WTPO/MAL/22/01213 36 St Stephens Road: TPO 2/83 T2 Oak - 2 metre reduction and a 5 metre crown lift with the removal of branches no larger than 5cm in diameter (the Members had not objected to these works). PDE/MAL/23/00036 Omeath 11 Latchingdon Road: Proposed single storey rear extension which would extend beyond the rear wall of the original house by 5.50m, maximum height of 3.05m and the maximum height to the eaves of 2.90m. MDC advised approval of this 'permitted development' application as: *"The proposed extension would fall within the tolerance of Class A of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)."* (The Members had not been required to submit a comment on this application).

SWF Development: update regarding the proposed large development of up to 1,200 houses in South Woodham Ferrers that was being opposed by SWF residents and villages in the Dengie due to road/travel issue. There was a request by a local MP for the planning application for this development to be 'called in' for the decision to be made at Government level (i.e., for determination by the Secretary of State for Levelling Up, Housing & Communities) and not by Chelmsford City Council. Unfortunately, this request was denied as the Secretary of State's power to call in a case is only used very selectively, and in general only if planning issues of more than local importance are involved, and having considered the request, with regard to the call-in policy, decided not to call in this application. The groups that support the creation of a new relief road circumventing the town above the proposed development are reviewing the current situation.

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

Dogs are not permitted on the Playing Field: there is a Byelaw in place to enforce this. This area is used by children and adults for recreation and sporting activities. If you witness dog(s) in this area, please inform the Parish Council.

Overflow Car Park at Village Hall: this is now open and fully operational for all to use when the main car park area is full.

Kings Coronation: unfortunately, as there was not enough interest in holding any activities, coupled with the very high cost to hire a large screen for residents to view the Coronation in the Village Hall, it was decided that there wouldn't be any organised events in the village hall.

TRUCAM/Speed Checks: during the 2 ¼ hours/4 sessions of TRUCAM/Speed Checks conducted during March seven speeding offences were recorded. All offences are 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.

Elections: there will be local elections on 4th May 2023 in this district and at these elections you will need to bring photo ID to be able to vote at a polling station. A wide range of photo ID will be accepted including passports, driving licences and cards with a PASS Mark. But if you don't have an accepted form of photo ID, you can apply for a free voter ID document known as a Voter Authority Certificate. Visit: electoralcommission.org.uk/voterID or call 0800 328 0280 for more information.

Recycling Centres: Essex County Council has decided to extend the trial booking system to every recycling centre for a period of up to 9 months. This means that every Essex resident visiting in a vehicle, regardless of the vehicle type, will be required to book a slot online to use the service offered at recycling centres. Booking slots will be aligned with current usage and tailored to individual sites. Users with Blue Badges will not be required to book. To book visit: <https://www.loveessex.org/news-and-ideas/recycling-centre-bookings/> Users without online access can call 0345 743 0430 – Monday to Friday, from 8:30am to 5:00pm to book a slot.

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

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 from 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:

10th May (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.

Annual Parish Meeting: will be held on Wednesday 31st May at 8pm in the Village Hall. All Parish & Town Councils throughout England are required by law to hold an Annual Parish Meeting between 1st March & 1st June each year. The purpose of this meeting is so that the Parish Council can explain what it has been doing over the last year and it enables the electors to have their say on anything which they consider is important to the people of Cold Norton. Following the reports and question time, refreshments will be served to allow more time for individual discussion with the various representatives present and with your friends and neighbours from Cold Norton.

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/>