

PARISH COUNCIL NEWS

From the June 2023 Meeting

Planning Applications: There were five applications considered by the Members at this meeting. The first was: 23/00437/HOUSE Honeywood Farm, Honeypt Lane: retrospective application for the retention of garden fence and children's playhouse. The Members had no objections. The second application considered was: 23/00449/LDE PP-11967834 18 The Fairways: Claim for lawful development certification for an existing single storey extension. There were no objections to this application by the Members. The next application considered was: 23/00491/FUL PP-12157057 Land adjacent Thornfields, Purleigh Grove: the erection of 2 No.4/5 bedroom detached dwelling, both with carports and private amenity, with the construction of a new access road. The Members asked for this application to be called in and recommended refusal for the following reasons:

1. Outside the Development Boundary (S8 – Settlement Boundaries & the Countryside)
2. Over development/cramped area/creating a mini estate on both sides of Purleigh Grove.
(D1 Design Quality & Built Environment)
3. Ruining the open rural nature (D2 Climate Change & Environmental Impact of New Development) with negative Impact on the mature trees on the site.
4. There is a question mark over the infrastructure on Purleigh Grove as there were only two properties originally and this has been increased with the development already undertaken from the two original houses Imps Camp and Nathilda. No route to the main sewer so will have to link to other properties or have a tank. We understand that there have been 'water/flood' issues since Thornfields was built impacting on neighbouring properties.
5. The Agent has stated 0.1 mile from the bus stop and Post Office (there hasn't been a PO in Cold Norton for many years) and close links to Chelmsford with trains into London – there is not a direct bus service to Chelmsford (several changes required) in practice it is in fact very limiting therefore is not adequate to provide a 'home to work' service at the times required for a usual workday. Therefore, elements of this application need to be reviewed in 'real' terms.
6. There are concerns re traffic/access as with two 4/5 bedroom houses there could be 8 – 10 cars on this site.

The fourth application was: 23/00512/COUPA PP-12177134 Building 5, adjacent Norton Hall Cottages, St Stephens Road: prior notification for a proposed change of use of agricultural building to hotel (class C1) use. The Members recommended refusal for this change of use, 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. Traffic access not considered. (T2 Accessibility)
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 – anti landscape protection (S3 Place Shaping)
5. To comply with regulations (reason for refusal of previous application), applicant has simply reduced amenity space, creating safety concerns.

The last application considered was: FUL/MAL23/00021 Land Adjacent Eastholm, Latchingdon Road, Purleigh: Erection of 2no. dwellings with associated landscaping and ancillary works. This actually comes under Purleigh Parish Council, but CNPC may submit comments. The Members recommended refusal as it is outside development boundary, ribbon development, over development of site and concern that entrance/exit to site is opposite Londis, where there are already issues with speeding at this point (dangerous situation).

Planning Decisions: (covering the period w/e 12th May to w/e 9th June 2023): there were six planning decisions advised by Maldon District Council (MDC) during this period, namely: COUPA/MAL/23/00273 Building 5 Adjacent Norton Hall Cottages St Stephens Road: Prior notification for a proposed change of use of agricultural building to hotel (class C1) use. MDC advised PA REQUIRED AND REFUSED. (The Members had recommended refusal). The second decision advised was: FUL/MAL/23/00153 Vermont 27 Stow Road: Replacement dwelling. MDC approved this new dwelling (the Members had not objected). The next decision was: WTPO/MAL/23/00285 26 Station Crescent: TPO 7/00 - T18, T33, T34 - Willow Trees - Crown reduction by 2.5m. MDC approved these works (the Members had not objected). The fourth decision was: HOUSE/MAL/23/00291 30 St Stephens Road: Single storey rear extension. MDC approved this extension (the Members had not objected). The next application advised was: LDP/MAL/23/00344 Great Canney Farm, Hackmans Lane: Claim for lawful development certificate for the erection of an outbuilding. MDC refused this claim (the Members had not objected). The last decision related to: FUL/MAL/23/00394 Sky High, Hagg Hill: Construction of garage and equipment store. MDC approved these works (the Members had recommended refusal).

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

Annual Parish Meeting: was held on Wednesday 31st May, with reports from the Parish Council Chairman Cllr Brian Haydon, ECC Cllr Mrs Jane Fleming and MDC Cllr Ms Sue White; there was also a report about the Playground, Car Park and Cherry Blossom Lane Project by Cllr Jeremy Richardson. Cllr Phil Jacklin then spoke about 'Community Led Housing' – see below for more details. Minutes will be posted on the Parish Council Website asap. As part of his report Cllr Haydon thanked the Village Hall Management Committee (VHMC) for all their work. Thank you to the residents who attended the APM and stayed afterwards for a chat over tea and biscuits served by Mr & Mrs Hawes (thank you to them both).

Villager of the Year 2023: this was announced at the end of the Annual Parish Meeting that the recipient this year is Jim Tizzard for all his work during COVID, providing lots of help to many housebound residents and for carrying on after COVID very quietly doing random acts of kindness, including putting salt on the footway along Latchingdon Road to the school during a bad spell in winter. Unfortunately,

Jim wasn't at the meeting, but Cllr Haydon has since presented the engraved Villager of the Year Shield it to him.

Community Led Housing: Community Led Housing (CLH) is where local people and groups help to design and deliver new housing without profiting from it. They can build housing to help the local community which can often include features like gardens and shared open areas.

CLH projects include three common principles:

- Open and meaningful community participation and consent takes place throughout the process.
- The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
- The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits would also be legally protected in perpetuity.

CLH could also include elements such as social rent, affordable rent, shared ownership, discounted market sale and first homes.

If you would a copy of the report from the APM, would like more information or are interested in forming a group to further understand and develop the prospect of CLH within the Cold Norton Parish please contact Cllr Phil Jacklin: phil.jacklin@yahoo.co.uk

Village Hall Solar Panels: for the period 18th January to 18th April 2023 the Parish Council received a FIT payment of £433.05.

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.

TRUCAM/Speed Checks: during the 3 hours/5 sessions of TRUCAM/Speed Checks conducted during May six 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.

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:

Next meeting will be Thursday 13th July (NB change of date and day)

Wednesdays 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/>