

COLD NORTON PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL HELD ON THURSDAY 31ST JULY 2025 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 D Myers

In attendance: Mrs M Dyer (Parish Clerk)
Plus twelve Members of the Public

25/26.91 APOLOGIES FOR ABSENCE apologies were received and accepted from Cllr Jacklin

25/26.92 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.

There were no declarations of interest at this point.

25/26.93 PUBLIC QUESTION TIME: Members of the Public spoke about the planning application relating to the proposed development at 'Land at 15 Latchingdon Road 25/00649/FUL', which is proposing access to the new development via the private road for Willow Court. The Chairman thanked the Members of the Public for their succinct presentation of their concerns and the effect this proposed development would have on nearby properties.

25/26.94 MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL DATED 2ND JULY 2025 held on Wednesday 2nd July 2025 were approved as correct and were signed accordingly.

PLANNING

25/26.95 Planning Applications received by the Parish Council: the following were considered, and the responses were:

25/26.95.1 25/00649/FUL Land at 15 Latchingdon Road: demolition of existing outbuildings; erection of new dwelling with associated parking and landscaping. Week No.29 dated 18th July 2025:

The Members recommended refusal of this application for the following reasons:

1. Overdevelopment of the site: plot splitting/'back yard development'. The proposed development, due to its scale, layout and density, will result in a cramped dwelling which would lead to a poor standard of development to the detriment of the character and appearance of the surrounding area. Furthermore, the development fails to provide adequate private amenity space to the detriment of prospective residents. The proposed dwelling, due to its position would lead to unacceptable levels of overlooking and loss of privacy for the nearest residential dwellings at No.10 Willow Court and 17 Latchingdon Road. All these elements are contrary to policies D1 and H4 of the Maldon District Local Development Plan, the Maldon District Design Guide SPD and Government guidance as contained within the National Planning Policy Framework.

2. Vehicular Access: the access proposed to the new dwelling is via a private road (not via land at the property at 15 Latchingdon Road) which is narrow and is used for parking on one side by the residents of the homes on the estate (Willow Court) which would prohibit safe entry/exit to the proposed dwelling. And in the absence of a pavement or pathway connecting the site to the nearest public highway on Latchingdon Road, the development would potentially result in conflict between pedestrians and vehicles, resulting in poor connectivity for prospective residents. This is contrary to Policies D1, H4 and T2 of the Maldon Local Development Plan and Government guidance in the National Planning Policy Framework.

25/26.95.2 25/00637/WTPO PP-14169604 26 Station Crescent: (TPO 07/00) T24 Oak: Crown reduction by 3m. Prune lateral spread by 2m to balance and shape. Remove deadwood>50mm diameter. T19, T20, T23 Ash: Fell. Week No.30 dated 25th July 2025:

The Members had no objections to these works but added the following comment:

“The Parish Council raises no objections to these works providing they are in line with MDC’s Tree Officer’s recommendations”.

25/26.96 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).

No matters were raised

25/26.97 MEETINGS 2025

Wednesdays: 3rd September, 1st October, 5th November and 3rd December.

There being no further business the meeting was closed.

Chairman.....

Date.....