

COLD NORTON PARISH COUNCIL

MINUTES OF THE MONTHLY MEETING OF THE PARISH COUNCIL HELD ON WEDNESDAY 30TH MARCH 2026 AT 7.30PM IN THE LES BARCLAY ROOM AT THE VILLAGE HALL

THOSE PRESENT:

Councillors:

Cllr Mrs M Gunn (Vice Chairman)
Cllr T Dixon
Cllr S Evans
Cllr P Jacklin
Cllr D Myers

In attendance: Mrs M Dyer (Parish Clerk)
County Cllr Mrs J Fleming
District Cllr Ms L Wiffen
Mrs Isabel McNally, Church Warden

25/26.242 APOLOGIES FOR ABSENCE: apologies were received and accepted from Cllr Haydon and Cllr Mrs Luck.

25/26.243 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.

25/26.244 PUBLIC QUESTION TIME: there were no Members of the Public present

25/26.245 MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL DATED 11th March 2026 held on Wednesday 11th March 2026 were approved as correct subject to amendment to list of attendees and will be signed at the next meeting.

25/26.246 DISTRICT COUNCILLOR'S REPORT: Members noted Cllr Wiffen's March report that had been supplied by email. The Members and Cllr Wiffen then discussed planning matters.

Cllr Wiffen left the meeting.

25/26.247 COUNTY COUNCILLOR'S REPORT: Members noted Cllr Fleming's March report supplied by email. Cllr Fleming spoke briefly about the successful outcome of the Bus Grants and the Government's decision that Essex is to have five Unitary Authorities. The Members raised the issue of the large number of homes being imposed upon Essex by the Government and questioned what ECC is doing regarding this as there are serious infrastructure implications especially in relation to Highways matters.

25/26.248 NEIGHBOURHOOD WATCH REPORT/ POLICE MATTERS & ANTISOCIAL BEHAVIOUR
Nothing to report

25/26.249 FINANCE

25/26.249.1 Approval of Payments:

25/26.249.1.1 Maria Dyer office expenses from 11th to 30th March 2026 £86.85 (£77.56 net). Cheque No.912617

25/26.249.1.2 Cold Norton Village Hall Management Committee to support for insurance of village hall, request dated 25th March 2026 £1,382.98. Cheque No.912618.

25/26.249.1.3 Santander to monthly administration charge for business account 2nd February 2026 to 1st March 2026. £9.99. Direct Debit will be taken on 1st April 2026.

25/26.249.2 Financial Statement

Current balances:

Barclays 10 Day Notice as at 10th Mar 2026	£	614.06
Santander as at 2nd March 2026	£	<u>49,916.29</u>
	£	50,530.35

25/26.249.3 Grants

Mrs McNally outlined the issues to the Church fabrication that may have implications to the public right of way alongside the Church. Mrs McNally will supply further information when available.

Mrs McNally left the meeting.

25/26.249.4 Grant to Essex & Herts Air Ambulance

Members noted letter of thanks received for the grant.

25/26.249.5 Works at Playground

Members considered the costs to install the Sensory Panel, repair to Multiplay and Servicing Zip Wire and were all in agreement to appoint Online Playgrounds to carry out the works at a cost of £1,397.50 ex VAT

25/26.249.6 Playground Equipment Inspections

Members considered options as current contract had expired and were all in agreement to appoint Online Playgrounds to carry out inspections for the next year (three inspections). It was noted that the annual independent inspection by The Play Inspection Company organised by MDC would still be carried out.

25/26.250. PLANNING

25/26.250.1. To consider Planning Applications received by the Parish Council:

25/26.250.1.1 26/00138/OUTM PP-14674327 Land South of Threeways And 45 The Street Latchingdon:

Outline planning application with all matters reserved except for means of access, for up to 140 no. dwellings (Use Class C3) including 40% affordable housing; new site access and internal access roads; a new village centre (Use Class E()); flexible employment space (Use Class E); car and cycle parking; landscaping; sustainable urban drainage systems; public open space and footpaths; community woodlands and allotments; together with associated infrastructure. Week No.12 dated 20th March 2026. The Members noted that this is a resubmission of planning application 24/01004 which was refused by MDC and then the planning appeal was dismissed and outline planning permission refused by The Planning Inspector. The Members recommended refusal citing the same concerns as for the application submitted under reference 24/01004, namely:

Concerns relating to the following which need addressing/considered by the developer:

- 1. Traffic*
- 2. School places*
- 3. Drainage*
- 4. Health facilities*
- 5. Education*
- 6. Local transport*

Concern is that with the 92 x new homes already approved in the village, that these proposed 140 homes will bring the total to potentially 232 new homes and, even conservatively only allowing for two people per new home, this will increase the population in Latchingdon by 41% to 1,602 based on 2021 Census figure of 1,138. This increased number will put considerably strain on existing infrastructure and use of services not only in Latchingdon, but in the surrounding villages and Maldon i.e., school places, access to doctors and other essential amenities.

As is the norm with applications like this, access to public transport has not been realistically reported – public

transport in the area is an extremely limited service by bus and the nearest train station is a bus or car drive away. Therefore, use of private vehicles, potentially up to 464 (two per each new house), will add to the already congested single lane road through Latchingdon and then flowing through the neighbouring villages which also have single lane roads.

Members would also welcome more detail from the developer on what is meant by 'flexible employment space' and what their definition of 'affordable housing' equates to - as it is proposed to make up 40% of the development.

25/26.250.1.2 25/00157/FUL PP-14750211 Caravan at Toad Hall, Station Road: proposed new 3 bed dwelling with associated parking and landscaping. Week No.12 dated 20th March 2026

The Members recommended refusal for the following reasons:

1. *Outside the development boundary (S8 – Settlement Boundaries & the Countryside).*
2. *Plot splitting (S3 Place Shaping, D1 Design Quality and Built Environment, H6 Effective use of Land)*

25/26.250.1.3 26/00330/REM Land North of South Woodham Ferrers, Burnham Road, South Woodham Ferrers: Application for the approval of reserved matters (layout, scale, appearance, and landscaping) pursuant to outline planning permission 22/00311/OUT, comprising 190 residential dwellings (Use Class C3), internal roads, public open space (including children's play space and SuDS), allotments, and a pumping station, together with associated landscaping and car parking. Application details received on 24th March 2026 from Chelmsford City Council.

Members of Cold Norton Parish Council recommended refusal as in conjunction with other developments in the area, will further exacerbate the already concerning issues relating to transport, healthcare and infrastructure and that Willow Close is not suitable for traffic

25/26.250.2 Maldon District Council Decisions Covering decisions from w/e 13 March to w/e 27 March 2026. a detailed list had been supplied to Members, which is summarised below:

25/00993/FUL Cold Norton

Erection of steel posts to support raised safety netting along pre-existing fence line forming driving range boundary

Three Rivers Golf & Country Club Stow Road Cold Norton Chelmsford
(UPRN - 200000916977)

Peachey's Retirement & Trust Scheme **APPROVED**

25/26.250.3 Connexin - Digital Infrastructure

Nothing to report

**25/26.250.4 Planning Application Morris Farm Proposed Development 1,770 homes
(25/00926/SOR Land South West of Hogwell Farm, Hogwell Chase, Stow Maries)**

A report was given by Members who had attended the public meeting held on 16th March 2026. Clerk was requested to see if a member of the action group (SMOG) could attend the CNPC APM on 21st May 2026.

ACTION: CLERK

25/26.251 PLAYGROUND & CAR PARK EXTENSION

25/26.251.1 EV Charging Point

Nothing to report

25/26.251.2. Playground

Members noted that the final Sovereign Inspection within the three-year contract had taken place on 11th March 2026.

25/26.251.3. Bicycle racks

Nothing to report

25/26.251.4 Cherry Blossom Lane Kerb

Members noted that order had been placed for the works; date for works awaited.

25/26.252 VILLAGE HALL

Clerk advised that quotes had been requested for roof/solar panel works; whilst quotes for solar panel works had been received, roof work quotes were still awaited from the three companies.

Members notes that the folding screens in The Les Barclay Room would be removed on 1st April.

25/26.253 CLERKS REPORT

Items already covered under agenda items.

25/26.254 HIGHWAYS AND ROAD SAFETY**25/26.254.1 TRUCAM**

No figures to report as awaiting report for March, but Members were advised that hourly rate for this service from 1st April 2026 would be £44.91, therefore within budget amount.

25/26.254.2 Overgrowing hedges/vegetation at Zebra Crossing

Nothing to report

25/26.254.3 Parking opposite Londis

Nothing to report

25/26.254.4 Speed Watch

Members noted that a volunteer had come forward to lead the Cold Norton Speed Watch group; members of original group would be contacted to ascertain if they will form part of the 'new' group, which may combine with Stow Maries - awaiting to hear from a Stow Maries Cllr.

25/26.254.5 Buses – 'Love Your Bus' Grant

Members noted that the two applications that will benefit Cold Norton residents were both successful and had also been supplied with details from ECC Passenger Transport of all the successful applications in this round of grant funding.

25.26.254.6 Parking in St Stephens Road at School Times

Nothing to report.

25/26.255 OPEN SPACE**25/26.255.1 Village Caretaker work**

Report to come.

25/26.255.2 Cowpiece

Members noted that the pond appraisal took place on 27th March and Cllr Dixon and the Clerk, who were on site gave a short report re the meeting with the assessor. The written report from the assessor will be available for the next meeting.

25/26.255.3 Football in Playing Field

Clerk updated the Members

25/26.255.4 Allotment Site.

Nothing to report

25/26.255.5 Thirty for 30/Village Biodiversity Champions

Nothing to report

25/26.255.6 Public Footpaths

Members noted the closures of footpaths in relation to events at Stow Maries Great War Aerodrome as detailed in the Public Notice supplied by ECC which will be posted on the village notice boards and on the PC website.

25/26.256 TRAINING/CONFERENCES/MEETINGS

25/26.256.1 Dengie Hundred Group of Parish Councils meeting 17th February 2026

Minutes still awaited.

25/26.256.2 Environmental Collaboration Essex (formerly called Green Essex Network) Webinar 17th March 2026

It was noted that no Members had been able to attend and that date of next meeting on Zoom is 28th April 2026

25/26.256.3 Maldon Parish/Town Council Forum 18th May 2026

Members noted minutes from 3rd February Forum

Members noted that either Cllr Haydon or Cllr Gunn and the Clerk plan to attend the 18th May meeting.

25/26.256.4 Stow Maries Great War Aerodrome Joint Consultative Committee Wednesday 3rd June

Members noted the date.

25/26.256.5 National Emergency Briefing – Online Film

Members noted screening details

25/26.257 CORRESPONDENCE/CONSULTATIONS

No correspondence had been received.

25/26.258 PARISH COUNCIL WELFARE OFFICER

Not available

25/26.259 SOCIAL EVENTS

25/26.259.1 Pantomime/Film Event

Deferred to a future meeting

25/26.260 Parish Council Policies

Members had considered the draft IT Policy and subject to minor changes agreed to adopt this policy. Review of Financial Regulations and the NALC template deferred to a future meeting.

25/26.261 MATTERS TO REPORT (Members were reminded that no decisions may lawfully be made under this agenda item - however matters may be discussed which involve exchanges of information only).

There were no matters reported

25/26.262 MEETINGS IN 2026

Wednesdays: 6th May, 3rd June, 1st July, 2nd September, 7th October, 4th November and 2nd December. NB Essex Election Day is Thursday 7th May 2026

25/26.263 ANNUAL PARISH MEETING

Will be held on Thursday 21st May 2026 at 8pm in The Les Barclay Room

There being no further business the meeting was closed at 22.15pm

Chairman.....

Date.....