

TOLLESHUNT MAJOR PARISH COUNCIL

MINUTES OF THE ORDINARY REMOTE MEETING OF THE ABOVE COUNCIL HELD ON 1.12.2020

Present:

Councillor A Payne (Chair)
Councillor T Deer (Vice Chair)
Councillors M Coster, K Neath and A Taylor
Councillor M Thompson (Ward Member)
V Banyard (Parish clerk)
Two members of the public.

Prior to the commencement of the meeting- Public session.

Members of the public expressed their concern at the application for Willows Brick House Lane (below). The site does not have planning permission for what is already there, and work has begun on what is proposed in the current application. Those in adjacent properties have problems with continuous barking and smell of animal waste from the site, with rat infestation and waste water running into their gardens.

The applicant from Lyncroft Bakers Lane (see below) explained what work is intended, and advised that he has already spoken to neighbours concerning the application.

4319.20 To receive apologies for absence and Declarations of Interest in the Meeting's agenda items

Apologies for absence were received from Councillor N Wood.
Councillor Mrs Taylor declared a pecuniary interest in the application concerning Willows as she lives near to the site.

4320.20 To approve the Minutes of the Ordinary remote Meeting held on 3.11.2020.

It was **RESOLVED** to approve the above minutes.

4321.20 To receive information on items included in the above Minutes.

No issues were raised.

4322.20 Planning

a) To receive planning decisions from Maldon District Council. The following were noted:

HOUSE/MAL/20/00938 14 Beckingham Street Tolleshunt Major	Proposed two storey side/rear extension. Single storey rear extension and porch	Refused
HOUSE/MAL/20/00939 14 Beckingham Street Tolleshunt Major	Proposed new garden workshop	Approved
20/00984/HOUSE Junction of Braxted Park Rd and Maldon Road Tolleshunt Major	Extension to farm shop	Approved

b) Latest planning applications. The following were considered:

20/00992/ HOUSE	Lyncroft Bakers Lane Tolleshunt Major	Proposed extension to roof and insertion of roof lights to facilitate a loft conversion and rear single storey extension. It was RESOLVED to support this application.
20/01112/OUT	3 Highams Farm Cottages Maldon Road Tolleshunt Major	Sub-division of plot and erection of 4 bed detached house with double garage and erection of single garage to serve the existing dwelling. It was RESOLVED to object to this application on the grounds that the proposed dwelling would be cramped, contrived and an over-development of the site. Furthermore it would be a new dwelling in the countryside and would not be sustainable.
20/01013/FUL Councillor Mrs Taylor had declared a pecuniary interest in this application and left the meeting whilst it was being discussed.	Willows Brick House Lane Tolleshunt Major	Proposed alterations to existing kennels and replacement with two log cabins and the erection of replacement kennels. It was RESOLVED to object to this application. The Parish Council has concerns about works previously done at this site without appropriate planning consents. There are also environmental health issues – excessive noise from barking dogs, rats and smells from skips used to remove animal waste (dogs and horses). It is felt that any increase in the current activities at this site will lead to an unacceptable intrusion on the amenities of adjacent properties.
20/010117/FUL	15 Beckingham Business Park Beckingham Street Tolleshunt Major	Demolition of existing industrial unit and construction of replacement units. It was RESOLVED to object to this application. If granted it would lead to a considerable increase in traffic on narrow local roads and would have an adverse impact on village amenity. The mix of proposed industrial class units is not specified in the application – Unit 15 is very close to residential properties and B2 units should not be built near to dwellings. The noise levels from an increased number of units will adversely affect the amenity of nearby residents. There are already problems with the Park in terms of traffic, noise, parking on local roads, and flouting of working hours permissions, and residents are against any further development in the Park.

c) Councillors received the following decision by the Planning Inspectorate:

APP/X1545/W/20/3244416 FUL/MAL/19/01016	East Cottage Witham Road Tolleshunt Major Replacement dwelling	Appeal dismissed
--------------------------------------------	----------------------------------------------------------------------	-------------------------

d) To consider any other planning issues, including enforcement issues.

HGV licence application by Stigs at Wicks Manor Farm. It was noted that Stigs now appears to be operating a waste transfer management site involving the recycling of concrete at Wicks Farm, and that an HGV licence has still not been issued. Nearby residents have complained of a noise nuisance at the site, with large lorries causing a traffic hazard on local roads. Maldon District Council and the Environment Agency have been told of this activity, and Councillor Mrs Thompson has discussed this with MDC's planning enforcement team. The Parish Council will send a letter to Maldon District Council, Essex County Council and the Traffic Commissioner's Office to bring them up to date with what is happening.

4323.20 Finance

a) The financial report and bank reconciliation for December were received. The monthly check of accounts has been carried out by Councillors A Payne and T Deer.

b) It was **RESOLVED** to authorise the following expenditure:

1.	£ 206.00	Miss V Banyard	Clerk's salary and allowance Dec
2.	£ 47.00	HMRC	Clerk's tax Dec
3.	£ 3.75	V Banyard	Clerk's expenses: internet

c) Update on invoicing by Maldon District Council for playing field maintenance. Councillor Mr Payne has been liaising with Peter Clarke of Maldon District Council to find a way in which the Council can check the work done in the grounds maintenance contract. Some progress has been made and it is hoped that the invoice can soon be paid.

d) To discuss arrangements for the setting of the budget and precept for the year ending 31.3.22. Councillor Mr Payne will circulate a draft budget prior to the next meeting. It was **RESOLVED** that up to £500 can be set aside for a village event at the end of the Covid pandemic, and £100 should go in the budget for work on the Solitary Soldier. A suggestion for white village gateways at the entrances into the village could be achieved via the Local Highways Panel. Other items – Garden Club schemes and gravelling the playing field car park – are already included in the current year's budget.

4324.20 To consider any issues concerning the playing field and play area – including:

a) Progress report on the application for grant funding – new equipment for the play area and field. This is ongoing.

b) The resurfacing of the car park. No update was available.

c) Any other issues concerning the playing field. Some of the bins in the playing field may need to be replaced. Maldon District Council will be asked to quote prices for replacement bins.

4325.20 To consider any Highways issues

a) Trucam reports. There were 4 captures over two half-hour patrols in October.

b) Update on resumption of Community Speedwatch. All further training has been cancelled for the time being due to Covid restrictions.

c) Local Highways Panel Scheme. Application for a walkable verge from the playing field car park to St Nicholas Hall. There was nothing to report.

d) Footpath issues. Damaged signs and paths which have not been reinstated will be reported to Essex County Council.

A number of parishioners have expressed an interest in clearing litter along the footpaths as they walk. Essex County Council will be asked if litter picking equipment can be provided for this to happen.

e) Other issues. It was reported that the ditches along Church Road are full of empty drinks cans. Not only is this a litter issue but it means that someone may be drinking and driving. Councillor Mr Payne has spoken to the police but evidence is required as to who is dropping the cans, and an attempt will be made to find out.

It was reported that a cygnet swan was found injured in the ditch in Church Road but unfortunately died after rescue. As this could happen again residents are asked to remain vigilant.

4326.20 To consider the Parish Council's response to the Essex Climate Action Commission Interim report.

This matter was deferred to the Council's January meeting.

4327.20 To note any other issues which may be raised.

a) The Parish Council is aware that many residents are concerned about further expansion of Beckingham Business Park, and they need to be aware of what the Parish Council is doing when responding to new applications. At the January meeting it will be discussed whether a leaflet should be circulated in the village about any further action if more expansion is proposed.

4328.20 To consider other items for information or for inclusion on future agendas

No issues were raised.

4329.20 To set the date and frequency of future meetings.

It was **RESOLVED** to hold the next remote meeting of the Council on 5.1.2021

As there was no further business the meeting was closed at 10.03 pm.

The above Minutes were approved at the Parish Council's remote meeting held on 5.1.2021 and recorded as Minute Reference 4331.20