

LANGFORD & ULTING PARISH COUNCIL

Clerk to the Council – Theresa Trotzer Wilson
13 Cross Road, Witham, Essex, CM8 2NA

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON
TUESDAY 22nd APRIL 2025 AFTER THE CONCLUSION OF THE LANGFORD PARISH
MEETING WHICH COMMENCED AT 7:30PM AT LANGFORD & ULTING VILLAGE HALL

Those Present:

Chair: Cllr Irene Allen
Councillors: Cllr Colin Ashby, Cllr Lester Morgan, Cllr Jenny Clemo
District Councillor: Cllr Simon Morgan
Officers: Theresa Trotzer Wilson
Public present: 1

MINUTES

25/51. Apologies for absence

25/52. Minutes of the previous meeting

The minutes of the 25th March 2025 meeting, copies of which had been previously circulated to Members, were taken as read, agreed and signed by the Chairman.

Note: The following amendments were made to the draft minutes:

- Item 25/39: Comments changed to reflect comments submitted to MDC Planning.
- Item 25/49b: Addition of word *appoint*.

25/53. Declarations of Interest

None Declared

25/54. County and District Councillor's reports

Cllr Simon Morgan gave a report on an email he received from Connexin whereby they are looking to enable the installation of 'Internet of Things' (IoT) gateways. Connexin have stated this will involve erecting telegraph poles, some of which will be in Langford. Additionally, he reported that Maldon District Council will dredge the Boatyard, however the mud which was going to be donated to the National Trust Northey Island site, was tested and came back as polluted and therefore needs to be disposed of safely.

Essex County Council are keen to put electric vehicle charging points in Villages and are asking Parish Councils who own land if they wish to have one placed somewhere within the Parish.

Wickham Bishops reported anti-social behaviour by a group of people attacking doors.

It was reported that it is likely the Devolution of Essex County Council and District Councils will be turned into three or four Unitary Councils – announcement expected around June 2025.

It is likely Maldon will join with Chelmsford and Brentwood.

25/55. Public Question Time (limited to 15 minutes if required).

Large pothole at Ulting Lane was not filled when work was carried out there. It has since got worse. The ditch nearby is not draining well either.

ACTION: Clerk will report to Highways

25/56. Matters for information from previous meetings

The Clerk's report was received:

- a) Barclays Banking: Mandate was updated and Clerk now has access to online banking.
- b) Website/Domain/Email Providers: Been sourcing different options for moving to a gov.uk domain and emails to go with it. To be discussed in full at the appropriate agenda item.
- c) Insurance: Zurich Insurance Renewal came through on 18th April. The renewal premium is £325.45 including tax. Will be reviewing documents and bringing this to the next May meeting. To ensure cover continues, payment must be made by 01 June 2025.

- d) Contact Details: Contact details on Maldon's website have been updated.
- e) Councillor Training: EALC training available for councillors in June and July. June is a weekday set and July is a Saturday session. Each councillor is eligible for a bursary of £240.00 to offset the cost of training. Councillor training across 2 days is £300.00.
- f) Actions from Cllrs: Cllr Clemo met with Oliver Tong to carry out the Bat Survey in Ulting Churchyard for the Ash Tree. High Potential for Bat Roost. We are currently still waiting on the report. This will be discussed further at the appropriate agenda item.

25/57. Planning Matters

a) Planning applications received:

25/00234/RES PP-13856076 - Reserved matters application for the approval of access relating to planning application 15/00419/OUT allowed on appeal APP/X1545/W/19/3230267 (Part outline/part detailed (hybrid) application for mixed use development including:

- (i) Residential development (Use Class C3) for up to 1138 dwellings including 30% as affordable housing (Outline)
- (ii) Residential Care for up to 120 beds (Use Class C2) (Outline)
- (iii) "Neighbourhood" uses which may include retail, commercial, and community uses (Use Classes A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1a and/or D1b) (Outline)
- (iv) Primary school and early years childcare facility (Use Class D1c) (Outline)
- (v) A relief road between Broad Street Green Road and Langford Road (Detailed element)
- (vi) Formal and informal open space (including any associated sports pavilion/clubhouse) (Use Class D2e) (Outline);
- (vii) Construction of initial gas and electricity sub-stations (Detailed); and
- (viii) All associated amenity space, landscaping, parking, servicing, utilities (other than as listed in item (vii) above), footpath and cycle links, on-site drainage, and infrastructure works (Outline). Proposals is for the access stub from main spine road to serve eastern part of Parcel 8.

Land At Broad Street Green Road and Langford Road and Maypole Road Great Totham Essex

No Comments

25/00402/NMA - Application for non-material amendment following grant of Planning Permission 22/00840/FULM (Erection of building for Sui Generis purposes, together with car parking, servicing areas and landscaping.) Amendment sought: proposed changes. Extension to second-floor terrace. Replacement of glazed balustrade with stainless steel stanchions and tensioned wire guarding. Increase in the provision of photovoltaic panels. Maldon Salt 2 Oval Park Hatfield Road Langford Maldon Essex CM9 6WG

Comments: The Parish Council wishes to raise concerns regarding the proposed increase in the provision of photovoltaic panels on this prominent and already oversized building. Due to its elevated position and visibility from the B1019, there is a risk that glare from the panels could pose a distraction to drivers, potentially impacting road safety. The Council urges that the visual and safety implications of this amendment be carefully assessed, and that appropriate measures be considered to mitigate any adverse effects.

b) Planning decisions received:

25/00190/TCA - G1 Mixed Maple & Fir Group, GD2 Mixed Ash, D1 Hawthorn & T1 Willow – Fell - Melita Witham Road Langford Maldon Essex CM9 4ST Decision: Allowed to proceed

25/58. Correspondence

- a) NALC - Recognised in a significant report on public sector standards. NALC [welcomes the publication of the Committee on Standards in Public Life \(CSPL\) report on Recognising and Responding to Early Warning Signs in Public Sector Bodies](#).
- b) NHS Mid and South Essex – Review of proposed changes to community hospital services and recommendations submitted to NHS Mid and South Essex. Recommendation made

regarding St. Peter's Hospital. Investment to keep the facility operational for approximately five years while capital funding is assembled for a purpose-built new facility, ideally on a portion of the current site. This new facility would house outpatient services and create vital new primary care space for local GP services.

- c) Maldon DC - Announce its successful renewal of the Essex Police Community Safety Accreditation
- d) EALC - [SAPPP publishes the 2025 edition of the Practitioners' Guide](#). The 2025 edition of the guide applies to Annual Governance and Accountability Returns (AGAR) for the financial years commencing on or after 1 April 2025.
- e) Maldon DC – Make Space, Not Waste campaign. As part of the "Make Space, Not Waste" campaign, a comprehensive directory has been added to the [Love Essex website](#). The directory makes it quick and easy for residents to find local reuse organisations and charity shops accepting donations of large items. Many organisations also offer free collections, saving residents both time and money.
- f) RCCE – Considering entering the Essex Village of the Year Competition and the Rural Community Awards, which, like last year, include awards for village halls and community buildings, community and voluntary groups and community enterprises. Tell us what makes your parish, hall, group or community enterprise special in no more than 500 words and email over the entry by Monday 2nd June. Winners announced 9th July at Rivenhall Oaks Golf Centre.
- g) EALC - Essex County Fire and Rescue Service (ECFRS) has today launched its new [Community Risk Management Plan \(CRMP\) 2025–2030](#), setting out how it will continue making Essex safer together over the next five years.
- h) RCCE - RCCE would like to understand your interest and support requirements for all things 'Climate Change'. <https://www.surveymonkey.com/r/7ZY83RT>
- i) Maldon DC - Maldon District Council responds to Devolution consultation for Greater Essex
- j) Maldon DC – Updated Parish Council details on website
- k) Maldon DC - Inviting feedback from key partners, residents, and local businesses as part of the review of the current Public Space Protection Order (PSPO) that manages dog control across the district, including in parks and cemeteries. Share your views by visiting www.maldon.gov.uk/dogspspo. The consultation will run for six weeks, from 10th April to 22nd May 2025.
- l) Pink Sacks – Pink Recycling sacks.

25/59. Finance

a) The following payments were authorised:

	Net	VAT	Gross	
Greenwood Environmental	£485.00	£97.00	£582.00	Gound Level Tree Assessment
HMRC	£2.60	-	£2.60	Tax
Theresa Trotzer Wilson	£306.15		£306.15	Salary April
Theresa Trotzer Wilson	£47.50	£1.00	£48.50	Expenses April
EALC	127.94		127.94	EALC and NALC Affiliation Fee 2025-26
RCCE*	51.50	10.30	61.80	Renewal Fee

**If approved below at 25/65*

b) The following direct debit payments were confirmed:

	Net	VAT	Gross	
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance April
SSE	£26.16	£2.61	£28.86	Streetlight electricity

c) Bank Reconciliation – Cllr Clemo undertook the internal control to verify the bank reconciliation produced by the clerk for month of March 2025 and signed it as such.

d.) The Finance Report to 31st March 2025 was received and noted.

e.) The receipt of the Parish Precept of £14,500 was noted.

25/60. Risk Assessment

The risk assessment was reviewed and approved and signed by the Chairman and Clerk.

25/61. Policies to adopt/review

a.) The updated NALC Standing Orders 2025 were reviewed and approved.

b.) It was agreed to post the policies onto the website.

Action: Clerk to add to website

25/62. Ground Level Bat Assessment

The Ground Level Assessment for Potential Bat Roosts was carried out earlier in April. Unfortunately, the report has not yet received from the contractor. Upon receipt of the report, the cheque for the work will be posted. Report will be brought to the next meeting to consider next steps.

25/63. B1019 Road Closure

The B1019 road closure in the summer holidays was discussed. There was no explanation of why the road was due to be closed. The people living in Maldon will be cut off from Maldon for a period of 6 weeks. Questions around what measures are in place for ensuring emergency vehicles can still access the area quickly and efficiently. Cllr Magness will put together some bullet points, which the Clerk will then use to write a formal letter to Highways addressing the concerns.

Action: Cllr Magness and Clerk

25/64. .gov.uk Domain and Emails

a.) It was agreed to move to a .gov.uk domain as advised by the Joint Practitioner's Guidelines for 2025 under point 1.47 with the domain called www.langfordandulting-pc.gov.uk

b.) The clerk had prepared a background paper outlining the different options available and this was discussed. It was resolved to approve the quote from CloudNext to host the domain and provide email hosting for no cost for the first year and £99.99+ VAT thereafter.

25/65. Subscriptions

It was resolved to agree to renew the membership to the Rural Community Council of Essex (RCCE) for the 2025/26 year for £51.50+VAT.

25/66. Items from the councillors (NEXT AGENDA ITEMS ONLY)

Bat Assessment Report

Ash Tree next steps

HMRC direct debit set up

25/67. Date of next meeting

The next meeting will be the Annual Ulting Parish Meeting held on Tuesday 20th May 2025 at 7:30pm and then the Annual Langford and Ulting Parish Council meeting thereafter.

Meeting Closed at 21:15

Signed:

(Chairman) Date: