

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
17th February 2026 AT 7:30PM AT LANGFORD & ULTING VILLAGE HALL.

Those Present:

Chair: Cllr. Allen

Councillors: Cllr. Jenny Clemo, Cllr. Lester Magness, Cllr. Palmer, Cllr. Ashby

Officers: Mrs. Theresa Trotzer Wilson

District Councillors: Cllr. Simon Morgan

Public present: 0

MINUTES

25/202. CHAIRMAN'S WELCOME AND APOLOGIES FOR ABSENCE

The chairman welcomed those present. There were no apologies for absence.

25/203. MINUTES OF THE PREVIOUS MEETING

The minutes of the 13th January 2026 meeting, copies of which had been previously circulated to Members, were taken ass read, were agreed and signed by the Chair.

25/204. DECLARATIONS OF INTEREST

No declarations declared.

25/205. COUNTY AND DISTRICT COUNCILLOR'S REPORT

Cllr. Simon Morgan reported on the following:

- a.) Local Government Reorganisation – The Council is awaiting confirmation of which reorganisation option the Government will select. Maldon District Council voted in favour of a five-unitary model. Essex County Council proposed a three-unitary model, while Thurrock and Southend proposed a four-unitary model. A decision is anticipated next month. Chelmsford and Brentwood have been suggested as a possible pairing with Maldon.
- b.) Planning Legislation – New planning legislation has been passed but is not yet in force. Under the proposed changes, Area Planning Committees will be removed and replaced with a single Planning Committee.
- c.) St Peter's – St Peter's has been retained as a facility and will continue in use. Some repair works are currently underway.
- d.) Elections – County Council elections are scheduled to take place in May.
- e.) MDC Budget – The Maldon District Council budget was discussed last Thursday and approved. The Band D Council Tax will increase by approximately £6 per year (approximately £2.97 per month). The five-year housing land supply has also increased slightly.
- f.) Potholes – Essex County Council has received a green rating for its road maintenance and repair performance.

25/206. PUBLIC QUESTION TIME (limited to 15 minutes if required)

No members of the public present.

25/207. CLERKS REPORT

- a.) VAT return – Expected to claim a VAT return at the end of the month.
- b.) Enforcement – The enforcement team provided an update to the two cases currently opened. Regarding the first case at Melita, the update is that hand letters pertaining to a site visit took place and officers are currently reviewing some images. Once confirmation of

a suitable time for a site visit is arranged, a further update will be received. Regarding the second case at Oval Park, after chasing for an update one was received stating they have investigated the application history and have isolated wording that may allow them to take action however it is dependent on an assessment by another department and as such they are awaiting the outcome of that before any action is taken.

- c.) Training – Chairmans training unfortunately had to be rescheduled due to low numbers booked onto the course. A new set of dates has been given for Tuesday 2nd and 9th of June 2026 to be held in Springfield, Chelmsford.
- d.) Grass cutting contract – The contractor from MDC was informed that their quote was successful.

25/208. **CORRESPONDENCE**

- a.) Passenger Transport – Local bus consultation 2025 is finalised and published. Full decision report can be read at <https://www.travelsex.co.uk/bus-network-consultation-2025>
- b.) MDC – Changes to textile collection services. Households can now book a weekly collection with all collections being taken on Thursdays.
- c.) Travel Essex – Survey for older and disabled residents of Essex to ask about travel habits and perceptions of bus use. Insights gathered will support ECC to improve bus services and accessibility. <https://www.smartsurvey.co.uk/s/EssexBusSurvey/>
- d.) MDC – register to vote ahead of ECC election 7 May.
- e.) RCCE – Consultation for housing estate managements which covers social housing and rural communities. Deadline to respond is 12 March 2026. <https://consult.communities.gov.uk/leasehold-and-private-rented-sector/reducing-the-prevalence-of-private-estate/consultation/subpage.2025-11-25.2524209308/>
- f.) RCCE – Local Nature Recovery and Biodiversity Net Gain webinar – Free on 17.03.26 at 7pm. To book a place please email enquiries@essexrcc.org.uk
- g.) MDC/Ministry of Housing, Communities and Local Government – New Year 2027 Honours nominations deadline is 6 March 2026 midnight. Nominations can be made at any time between now and then. This recognizes people who have made outstanding achievements in public life, made life better for people in the UK or are exceptional in what they do. MDC deadline is by 20 February 2026.

25/209. **PLANNING MATTERS**

- a.) Planning applications received:

26/00033/LBC - Black Cottage Hatfield Road Langford Maldon Essex CM9 6QE
Retrospective consent for opening between new lounge and reception area, as larger than originally detailed. *No Comments*

26/05002/DET - Southern Plot Oval Park Hatfield Road Langford Essex
Compliance with conditions notification 22/00858/FULM (Erection of building for Sui Generis purposes, together with new estate road, car parking, service areas and landscaping) Condition 14 - Travel Plan. *No Comments*

25/008335/FUL – Land South of Museum of Power Steam Pumping Station, Hatfield Road, Erect 2.4m x 6m storage unit adjacent to the existing apiary area. *No Comments*

26/00085/DD – 9 John Thresh Way, Langford, Maldon, Essex, CM9 6FR
T1 Mature Horse Chestnut tree – fell. *No Comments*

- b.) Planning decisions received:

25/05097/DET - Land At Museum Of Power Steam Pumping Station Hatfield Road Langford Essex
Compliance with conditions notification 24/01007/FUL (Erection of an education building)
Condition 3 - construction environmental management plan. Condition 4 - Biodiversity

Enhancement Strategy for protected, Priority and threatened species. Condition 5 - Lighting design scheme for biodiversity. Condition 6 - Habitat Management and Monitoring Plan. Condition 7 - Details of the surface water drainage scheme. Condition 8 - Written details of materials. Condition 9 - Tree retention and protection.

CONDITIONS DISCHARGED

25/00822/HOUSE – Melita, Witham Road, Langford, Maldon, Essex CM9 4ST
Proposed single storey extension to the rear, infill extension to front elevation with the removal of chimneys, addition of rooflights and fenestration alterations. Demolition of existing garage.

APPLICATION APPROVED

25/05120/DET – Southern Plot, Oval Park, Hatfield Road, Langford, Essex
Compliance with conditions notification 22/00858/FULM(Erection of building for Sui Generis purposes, together with new estate road, car parking, service areas and landscaping)
Condition 12 – Details of the external lighting strategy.

CONDITIONS DISCHARGED

25/00868/VARM – Southern Plot, Oval Park, Hatfield Road, Langford, Essex
Variation of conditions 2 (Plans), 13 (Parking), 24 (Cycle Parking) & 25 (Disabled Parking) and the removal of conditions 21 (Highway Works), 22 (Passenger Transport Services) & 23 (Traffic Regulation Order) on approved planning permission 22/00858/FULM (Erection of building for Sui Generis purposes, together with new estate road, car parking, service areas and landscaping.) and replace with a new condition to provide a free staff shuttle bus service.

APPLICATION APPROVED

26/05002/DET – Southern Plot, Oval Park, Hatfield Road, Langford, Essex
Compliance with conditions notification 22/00858/FULM (Erection of building for Sui Generis purposes, together with new estate road, car parking, service areas and landscaping) Condition 14 - Travel Plan

CONDITIONS DISCHARGED

- c.) For Information:
None

25/210. TREE WORKS

- a.) An update on the tree work in St. Giles Churchyard (Langford) was received. The contractor was refused a permit from Maldon District Council for the next few months due to a clash of works with a Cadent Scheme in Wickham St. Paul. This runs from the 16 February to 14 April. Additionally, the final permit finishes on major works for the new development in late July. As such, the contractor has submitted a new permit for the 3rd and 4th of August to carry out the pollarding of the lime trees. The dead Alder, which is considered more urgent will be able to be action separately on the 2nd April as it does not require a road closure. It was noted that the dead Elder at Ulting Church yard was cut down and removed.
- b.) An update on the Ash Tree in Ulting closed Churchyard and the bat emergence surveys was received. Councillors considered the quotes received so far and it was **RESOLVED** to wait until all quotes are received back and discuss further then.
- c.) Councillors discussed the trees being cut down along Crouchmans Farm Road and Ashfield Farm Road and it was **RESOLVED** for the clerk to write to Highways and enquire whether this work was authorised.

ACTION: Clerk

25/211. **LITTER PICK 2026**

Councillors discussed the Litter Pick 2026 date and **RESOLVED** to arrange it for 14 March 2026 from 10:00am to 12:00pm. Clerk to ask Jayne from MDC for availability of litter pickers, jackets and bags.

ACTION: Clerk

District Cllr. Morgan left the meeting – 20:38

25/212. **FINANCE**

a) The following payments were authorised:-

| Payee | Net | VAT | Gross | Description |
|------------------------|---------|-------|---------|-------------|
| Theresa Trotzer Wilson | £359.48 | £1.00 | £360.48 | Staff Wages |

b) The following direct debits were confirmed:-

| | Net | VAT | Gross | |
|----------------------------|--------|-------|--------|-------------------------|
| A&J Lighting Solutions Ltd | £17.12 | £3.42 | £20.54 | Streetlight maintenance |
| SSE Energy Supply | £70.21 | £3.51 | £73.72 | Streetlight power |

c) Bank Reconciliation – It was **RESOLVED** to appoint Cllr. Palmer to confirm that they have undertaken internal controls to verify the bank reconciliation produced by the clerk for the month of January 2026. Cllr. Palmer completed and signed the bank reconciliation.

d) It was noted that interest was charged on the Barclay’s current account of £0.23 due to an overdraft.

25/213. **ITEMS FROM THE COUNCILLORS (NEXT AGENDA ITEMS ONLY)**

Oval Park – Review

25/214. **DATE OF NEXT MEETING**

The date of the next meeting is scheduled for 17th March 2026 at 7.30pm in Langford and Ulting Village Hall.

Close Meeting 20:50

Signed:

(Chairman) Date: