

LANGFORD & ULTING PARISH COUNCIL

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MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON
TUESDAY 21st JUL 2026 AT 7:30PM AT LANGFORD AND ULTING VILLAGE HALL.

Those Present:

Chair: Cllr. Allen
Vice Chair: Cllr. Magness
Councillors: Cllr. Clemo, Cllr. Palmer
Officers: Mrs. Theresa Trotzer Wilson
District Councillors: Cllr. Simon Morgan
County Councillors: Cllr. Stuart Clarke
Public present: 1

MINUTES

26/52. CHAIRMAN'S WELCOME AND APOLOGIES FOR ABSENCE

Cllr. Allen welcomed those present and opened the meeting. Apologies for absence were received from Cllr. Ashby.

26/53. MINUTES OF THE PREVIOUS MEETING

The minutes of 16th June 2026 meeting, copies of which had been previously circulated to Members, were taken as read, were agreed and signed by the Chair.

26/54. DECLARATIONS OF INTEREST

No declarations were declared.

26/55. COUNTY AND DISTRICT COUNCILLOR'S REPORT

Cllr. Stuart Clarke provided a report on the following matters:

- a.) Introduced himself and invited members to share any parish council concerns he should focus on.
- b.) Highlighted the issue of dangerous potholes. Advised that if any are identified, photos should be taken and emailed to him via the Clerk.
- c.) Outlined his ongoing professional development regarding planning and development matters.

Cllr. Simon Morgan provided a report on the following matters:

- a.) Clarified local planning matters, noting that Maldon District Council is currently not meeting its target local housing supply and is preparing to publish a renewed Local Plan.
- b.) Reported on a recent meeting at Hylands House regarding Local Government Reorganisation (LGR). He noted that this was an unofficial meeting of Mid-Essex officers and members, and expressed frustration that Essex County Council (ECC) did not participate, which hampers progress.
- c.) Cllr. Clemo raised concerns regarding the approved housing development in Langford and decisions made by Essex Highways.

26/56. PUBLIC QUESTION TIME (limited to 15 minutes if required)

A resident raised concerns about an issue that is not parish council related. The clerk and members sign posted the residents to the appropriate primary authority/service provider.

26/57. CLERKS REPORT

- a.) A&J Lighting – Annual Maintenance check completed. No parts were used and all lights are in good order.
- b.) Windows 10 – Windows 10 Security coverage is now being provided for an additional year up to 12 October 2027.
- c.) East of England Ambulance – Asking for donations to support ambulance staff in our area.
- d.) Farleigh Hospice – Cycle for Life event 20 September 2026.
- e.) Ash Tree update – to be received under appropriate agenda item below.

26/. **CORRESPONDENCE**

- a.) ECC – Locality Fund 2026/27 is open with £10k available per vision to support local priorities and make a meaningful difference. Deadline to apply is 30th September 2026.
- b.) MDC - The planning team are proposing to reintroduce the Duty Planner service from 1 August 2026. This is likely to be run on a Tuesday, Wednesday and Thursday from 10am to 1pm. There will be a planner who will be available to answer questions and provide advice in person at the Council's offices. More details will be published nearer the time and details will be on the Council's planning webpages.
- c.) EALC – HR Conference – 28th September – 9.30 to 3pm – Witham Public Hall – free and open to Clerks, Councillors and Chairs.

26/59. **PLANNING MATTERS**

To consider any applications received between the date of the agenda and the date of the meeting, should they not be listed on the agenda.

- a.) Planning applications received:
None

- b.) Planning decisions received:

26/00333/LBC – *Langford Hall Witham Road Langford Maldon Essex CM9 4ST*
Internal alterations to first floor bedroom and bathroom accommodation to form revised master bathroom suite including new bath, shower enclosure, vanity units, fitted joinery and associated minor internal works.

APPROVED

26/00337/WTPO – *Chesterton Maldon Road Langford Maldon Essex CM9 4SS*
T1 on TPO 6/24 – Conifer – Fell

APPROVED

26/00302/HOUSE – *The Old Vicarage, Crouchmans Farm Road, Maldon Essex, CM9 6QS*

Removal of existing conservatory and construction of a new orangery.

APPROVED

26/00451/NMA – *Southern Plot Oval Park Hatfield Road Langford Essex*
Application for non-material amendment following grant of Planning Permission 25/00868/VARM (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) Amendment sought: Amendment to the wording of Condition 15 (Surface water drainage scheme)

APPROVED

- c.) For Information:

26/00461/HOUSE – *Homestead Maldon Road Langford Maldon Essex CM9 4SS*

Construct new car port with pitched roof over with solar panels installed, install new window to rear elevation and install new boundary 1.8m timber fence.

26/05083/DET – Homestead Maldon Road Langford Maldon Essex CM9 4SS

Compliance with conditions notification application number 23/011147/LBC (Single storey side/rear extension. Alterations to fenestration. Internal alterations. Repair to roof. Repair to brick and render. New vehicular access with driveway.) Condition5 – structural engineer report.

26/60. TREE WORKS

- a.) An update on the Ash Tree in Ulting closed Churchyard and the bat emergence survey was received. The final bat survey was complete and no bats were seen. The tree reduction work began however due to a bee colony present in the tree, works had to stop. Cllr Clemo and the Church Warden are due to meet on site to discuss next steps. The suggestion is that after the meeting with Tree Surveyors on the 22nd July, on their suggestion the Clerk reapply to Maldon District Council planning to reduce the tree to 1m rather than 4m or if possible, to fell the tree due to the progressed decay.

ACTION: CLERK

- b.) The reduction tree works on the Ash Tree that was carried out after the final bat survey was approved to be carried out by Hybrid Ecology for a cost of £1650 ex VAT.
- c.) The removal of the tree next to Mill House as requested by the home owner was discussed. It was agreed in principle to the removal of the tree next to Mill House, subject to the neighbour funding all costs and the Council securing the necessary planning and diocesan consents. The Clerk will apply to Maldon District Council for planning approval.

ACTION: CLERK

26/61. BANKING ARRANGEMENTS

It was **RESOLVED** to open a new current and savings account with Unity Trust Bank to enable secure dual-authorisation internet banking. Councillors Clemo, Allen, Ashby, Magness, and Palmer are to be added to the account to act as the authorised online payment approvers. Clerk to complete registration form and bring to Signatories to sign.

26/62. FINANCE

- a) The the quarterly budget report to 30 June 2026 was received. There was an error in the spreadsheet and the clerk will resolve this and resend the budget report to 30 June 2026.
- b) The payment of £168.12 to Maldon District Council for grass cutting services was ratified. The cheque was signed for and sent off between meetings.
- c) Authorisation of payments to: -

Payee	Net	VAT	Gross	Description
Theresa Trotzer Wilson	£361.08	1.00	£362.08	Staff Wages
Essex Association of Local Councils	£500.00	£100.00	£600.00	Chairmans Training – Cllr. Magness and Clemo
Essex Association of Local Councils	£129.48	£0.00	£129.48	Reissued Invoice 19329 – EALC and NALC affiliation fee 2026/27
TOTAL	£990.56	£101.00	£1091.56	

- d) Confirmation of direct debit payments to: -

Payee	Net	VAT	Gross	Description
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight Maintenance
SSE Energy Supply	£54.55	£2.73	£57.28	Streetlight Power
TOTAL	£75.34	£6.33	£81.67	

- e) Bank Reconciliation – It was resolved to appoint Cllr. Palmer to confirm they have undertaken internal control to verify the bank reconciliation produced by the clerk for month of June 2026. Cllr. Palmer completed and signed the bank reconciliation.
- f) It was **RESOLVED** to delegate authority to the Clerk, in consultation with authorised signatories, to approve and issue payments via cheque during August in the event that no formal council meeting takes place. All payments made under this delegation to be formally noted and ratified at the September Council meeting.

26/63. **Items from the councillors** (NEXT AGENDA ITEMS ONLY)
Planning – Ash Tree and Mill House Tree in Churchyard

26/64. **Date of next meeting**
No August meeting
15th September 2026 at 7.30pm in the Village Hall

Close Meeting 20:43