

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 March 2026 AT 7:30PM AT LANGFORD & ULTING VILLAGE HALL.

Those Present:

Chair: Cllr. Allen

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

Officers: Mrs. Theresa Trotzer Wilson

District Councillors: Cllr. Simon Morgan

Public present: 2

MINUTES

25/215. CHAIRMAN'S WELCOME AND APOLOGIES FOR ABSENCE

Cllr Allen welcomed all present and started the meeting. No apologies for absence were received.

25/216. MINUTES OF THE PREVIOUS MEETING

The minutes of 17th February 2026 meeting, copies of which had been previously circulated to Members, were taken as read, were agreed and signed by the Chair.

25/217. DECLARATIONS OF INTEREST

No declarations declared.

25/218. COUNTY AND DISTRICT COUNCILLOR'S REPORT

Cllr Simon Morgan provided a report on the following:

- a.) Outcome of Local Government reorganisation – Expected to be released on Thursday 19 March 2026.
- b.) Strategic Asset Working Group Update – An update was given on the work of the Strategic Asset Working Group, which is currently considering options for the use of council reserves. Discussions have included a potential heritage project, such as an extension or refurbishment of Maldon Museum, and the conversion of an old school classroom into an exhibition space. Parish councils are invited to inform the District Council of any long-term heritage-related projects for consideration.
- c.) Local Development Plan – An update was provided on the Local Plan Review, as detailed further within the Clerk's Report.

25/219. PUBLIC QUESTION TIME (limited to 15 minutes if required)

A member of the public congratulated the parish council on the successful litter pick that had taken place on Saturday.

25/220. CLERKS REPORT

- a.) VAT Return – Submitted for £265.32
- b.) NPPF Consultation – Discussed consultation with councillors via email and agreed to submit template response as guided by the Rural Community Council of Essex in relation to Question 18. Response was submitted ahead of deadline on behalf of the council.
- c.) Ulting Lane – Member of the public emailed with concerns about the use of Ulting Lane with regard to larger vehicles which are damaging the roadside. The resident was informed that this is outside the remit of the Parish Council as it's a highways matter with Essex County Council but that as Clerk, the matter has been raised with the council's county councillor.

- d.) Maldon District Council Local Plan Review – MDC have confirmed that its current five-year housing land supply stands at 4.1 years, which is below the five years required by the National Planning Policy Framework. This shortfall may increase pressure for new housing development and could make it more difficult for the Council to refuse some planning applications. The Council has also confirmed that its emerging Local Plan will not meet the Government’s deadline of 31 December 2026 to proceed under the current planning system. A new Local Plan will therefore be prepared under the updated system introduced by the Levelling Up and Regeneration Act 2023, with further details expected later in 2026.
- e.) SEN Hub in Maldon District Council by SEAX Trust - The School Organisation Team at Essex County Council has received details of a consultation being run by the SEAX Trust, which seeks community views on creating a hub of Thriftwood School and College to serve children with Special Educational Needs in the Dengie area (Maldon District). The closing date for all comments is 26 March 2026, and these should be sent directly to the SEAX Trust using the online questionnaire.
- f.) Planning – Appeal notification for 25/00578/OUTM. Land West Of The Cemetery London Road Maldon Essex.

25/221. **CORRESPONDENCE**

- a.) Farleigh Hospice – Walk for Life event is back on Sunday 10 May. Choose your challenge: a 12km ramble from Paper Mill Lock or a 24km trek from Heybridge Basin. Sign up today. <https://www.farleighhospice.org/events/walk-for-life-2026>
- b.) RCCE – Village Hall Conference on 21st March 2026 at Alresford Village Hall
- c.) Maldon District Council – New Banking hub opens at MDC offices. Operated by Cash Access UK which opened to the public on Wednesday 4 March 2026. Hub is open from Monday to Friday between 9am and 5pm and residents can use the hub regardless of who they bank with, and access a full range of everyday services including paying in cash, withdrawing cash, checking account balances, paying utility bills, topping up gas and electricity.
- d.) RCCE – Funding webinar organised by Sustainable Uttlesford and RCCE and open to all RCCE members. Webinar is on 25 March 2026 at 7pm.

25/222. **PLANNING MATTERS**

- a.) Planning applications received:
 - 26/00092/HOUSE** – Elms Barn, Maldon Road, Ulting, Maldon, Essex CM9 6QF
Erection of Greenhouse
Comments due by 26 March 2026 – No Comments
 - 26/00091/LBC** – Elms Barn, Maldon Road, Ulting, Maldon, Essex CM9 6QF
Change an existing fixed window to an opening window with no change in size and to re-tile one section of roof.
Comments due by 30 March 2026 – No Comments
 - 26/00088/FUL** - Outbuilding at Stock Hall Farm, Hatfield Road, Ulting, Essex
Change of use of agricultural buildings to a mixed use of Class E(g)(i) Offices and Class E(g)(ii) Research & development of products or processes and/or E(g)(iii) Industrial processes. Associated operational development.
Comments due by 20 March 2026 –
- RESOLVED:** That Langford & Ulting Parish Council objects to the application on the following grounds:
- Harm to the setting of nearby listed buildings, including Stock Hall Farmhouse
 - Unsuitable access for flexible commercial use, with concerns regarding the standard of the junction onto the B1019
 - Adverse impact on neighbouring residential amenity
 - Over-intensification of a rural site
 - Cumulative traffic impact, including existing use of the site (e.g. dog day care)

business) together with additional commercial vehicles and potential lorry movements

The Parish Council also requests that, should the application be approved by Maldon District Council, appropriate planning conditions are imposed to mitigate these impacts.

b.) Planning decisions received:

25/00885/NMA – Land North of Langford Bridge, Maldon Road, Langford, Essex
Application for non-material amendment following grant of Planning Permission 23/00871/FUL (Proposed alteration of existing access and construction of grasscrete track including bridge and eel screen equipment at the existing River Blackwater intake.)
Amendment sought: minor design changes
APPLICATION APPROVED

c.) For Information:

26/05034/DET – Melita, Witham Road, Langford, Maldon, Essex, CM9 4ST
Compliance with conditions notification 25/00822/HOUSE (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.) Condition 6 - Full details of both hard and soft landscape works. Condition 7 - Details of the treatment of all boundaries. Condition 8 - Fencing/ground protection to protect the hedges/shrubs.

25/223. OVAL PARK REVIEW

Councillors reviewed the Oval Park planning applications and expressed concern regarding the removal of the Section 106 agreement, which has been replaced by conditions relating to a travel plan and provision of a staff shuttle bus.

It was noted that Maldon Salt cited financial difficulties in delivering the bus lay-bys, shelters and pedestrian links (Condition 24), as the associated costs were no longer being shared with the other developers (TECNIQ/CML). They further advised that, should Condition 24 no longer apply, the speed limit review (Condition 25) would not be required, and that provision of a bus service to the site (Condition 26) was no longer viable following the liquidation of the previous bus operator.

In light of this, a free staff shuttle bus has been proposed and approved. Councillors expressed the view that the replacement of these conditions with a staff shuttle bus offers no benefit to the residents of Langford and Ulting.

Clerk would continue to seek an update from enforcement for the lighting concerns.

ACTION: CLERK

25/224. TREE WORKS

a.) A brief update on the work in St. Giles Churchyard (Langford) was received. Work is due to start soon.

b.) It was **resolved** to agree the quote from Hybrid Ecology to carry out the Bat Emergence Surveys for the Ash tree in Ulting Churchyard.

c.) An update on the trees that were cut down along Crouchmans Farm Road and Ashfield Farm Road was received. Highways have asked for more information. Cllr. Clemo will take some photos and make more photos.

ACTION: CLLR. CLEMO

25/225. STATEMENT OF INTERNAL CONTROL

The statement of internal control was reviewed and signed by the Clerk and Chairman.

25/226. FINANCE

a) The following payments were authorised:-

Payee	Net	VAT	Gross	Description
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Theresa Trotzer Wilson	359.48	£1.00	360.48	Staff Wages
Theresa Trotzer Wilson	£49.99	£9.99	£59.98	Cloud Next Hosting Renewal*
Maldon District Council	£135.00	£27.00	£162.00	Grounds Maintenance January – March 2026
Chelmsford Diocesan Board of Finance	£185.00	-	£185.00	Spring 2026 Newsletter
TOTAL	£729.47	£37.99	£767.46	

*Clerk to pay directly via card due to no online banking system currently set up.

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance
SSE Energy Supply	£61.01	£3.05	£64.06	Streetlight power
TOTAL	£78.13	£6.47	£84.60	

- c) Bank Reconciliation – It was resolved to appoint Cllr. Clemo to confirm they have undertaken internal control to verify the bank reconciliation produced by the clerk for month of February 2026. Cllr. Clemo completed and signed the bank reconciliation.
- d) VAT Return – A VAT return was claimed for £265.32. Return is expected to arrive by the end of the month.
- e) The bank interest received into the Barclays Premium Account on 02 March 2026 worth £80.93 was noted.

25/227. **ITEMS FROM THE COUNCILLORS (NEXT AGENDA ITEMS ONLY)**

25/228. **DATE OF NEXT MEETING**

The next meeting is the Langford Annual Parish Meeting in addition to the ordinary Parish Council Meeting both of which are scheduled for Tuesday 21st April 2026 starting at 7:30pm in Langford & Ulting Village Hall.

Meeting Closed 21:04

Signed:

(Chairman) Date: