

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 20th MAY AFTER THE CONCLUSION OF THE ULTING PARISH MEETING WHICH COMMENCED AT 7:30PM AT CROUCHMAN'S BARN.

Those Present:

Chair: Cllr Irene Allen
Councillors: Cllr Lester Morgan, Cllr Jenny Clemo
District Councillor: Cllr Simon Morgan
Officers: Theresa Trotzer Wilson
Public present: 5

MINUTES

25/68. **Election of Chairman**

Cllr. Allen was nominated as Chairman and duly elected for the 2025-26 year.
(Proposed by Cllr. Magness – Seconded by Cllr. Clemo – Unanimous)

25/69. **Declaration of Acceptance of Office by Chair.**

The Declaration of Acceptance of Office was signed by the Chairman.

25/70. **Election of Vice Chairman.**

Cllr. Magness nominated as Vice Chairman and duly elected for the 2025-26 year.
(Proposed by Cllr. Allen – Seconded by Cllr. Clemo – Unanimous)

25/71. **Apologies for absence**

None received.

25/72. **Declarations of Interest**

None declared.

25/73. **Minutes of the previous meeting**

The minutes of the 22nd April 2025 meeting, having been previously circulated and taken as read, were agreed and signed by the chairman with the only amendment to 25/54 – District Councillors Report – Brentford was changed to Brentwood.

25/74. **County and District Councillor's reports**

Cllr. Simon Morgran gave the following report:

The Statutory Annual Meeting of Maldon District Council took place on 15th May. It was reported that the district no longer has a five-year housing land supply, which is likely to lead to increased development pressure from developers.

An update was provided on Connexin: A Chief Executive from the company will be attending a meeting in Wickham Bishops with Great Braxted and Little Totham on the 3rd June. Concerns remain over why existing telegraph poles cannot be used, despite Connexin having statutory rights.

25/75. **Public Question Time** (limited to 15 minutes if required).

A member of the public raised concerns regarding the current 40mph speed limit in Langford Village and is in the process of formally writing to Essex County Council (ECC) to request a reduction to 30mph. The request is based on several factors including road safety, environmental impact, and the conservation of the village. The village contains approximately 40 residential properties as well as vulnerable traffic generators such as the village hall, church, hotel, restaurant, and permissive footpaths. It was noted that Department for Transport guidance and ECC policy both support a 30mph limit in villages. A management plan for the conservation area also recommended this speed reduction.

Cllr Jenny Clemo responded that the Parish Council has a long history of advocating for a 30mph limit, with previous orders ready to proceed until ECC unexpectedly denied the application. Applications have been submitted multiple times to the Local Highways Panel but have not progressed due to a review of ECC's Speed Management Strategy.

The resident confirmed that repeated speed surveys have shown an increase in traffic volumes and speeds. Government policy identifies 30mph as the norm for village roads. Adam Pipe was noted as the Essex Police officer responsible for highway safety and that it might be worth reaching out to him.

25/76. B1019 Speed Watch

This item was meant to discuss the speeding concerns rather than the speed watch. The speeding concerns on the B1019 will be discussed at the June meeting.

25/77. Matters for information from previous meetings

The Clerk's report was received:

- a) HMRC Direct Debit – At the last meeting it was discussed to arrange HMRC payments to be set up by direct debit. A direct debit instruction will need to be signed by the signatories to confirm the instruction.
- b) Connexin Representative – A representative from Connexin was invited to attend the meeting to answer any questions or concerns relating to the new equipment and poles that are due to be installed, however, they were unable to attend.
- c) Langford Road Closure – An email was sent to Essex County Council (ECC) regarding the upcoming road closure. A response was received stating the road closure is necessary to remove the existing embankment and replace it with a new embankment to support the new road which is at a different level. The new embankment is being built over an intermediate gas main meaning special working procedures and supervisions by the gas board. This overall results in the road not being able to remain open during the works. The full response can be read on the parish council website under 'news'.
- d) Gov.uk Domain and Emails – The new domain (www.langfordanddulting-pc.gov.uk) is now up and running. All councillors now have dedicated councillor emails and have received instructions in how to set this up on their personal laptops/phones. If any support is needed, the clerk is available for guidance. Using personal emails will be phased out by the end of June.

25/78. Correspondence

- a.) Maldon DC – By-Election Maldon West Ward on 29 May; Amphitheatre work is on course to be completed Mid-May; Valley Play ship area floor is being extended; Westcombe Park updated on Langford Road closure
- b.) RCCE – Essex Village of the Year and Rural Community Awards 2025 – Includes awards for village halls and community buildings, community and voluntary groups and community enterprises. Submit in 500 words what makes your parish/hall/group/or community special. Entries due by 2nd June.
- c.) ECC – Response to Langford Road Closure
- d.) Essex Libraries – Looking for volunteers to run Summer Reading Challenge. Closing Date is 22 June. <https://libraries.essex.gov.uk/news/summer-reading-challenge-volunteering>
- e.) Maldon DC – 1940s Revival weekend at Prom Park – 21st and 22nd June; Interim Plan Feedback from the Government to District Councils regarding Local Government Reorganisation (Devolution).
- f.) Woodham Walter Parish Council – Annual Report and Annual Parish Meeting invite
- g.) Passenger Transport – Invitation to upcoming Transport meeting and open drop-in session. Wednesday 5th June 10:00am to 12:00pm, Central Baptist Church, Chelmsford CM1 1LN. Register by attendance by 4th June.
- h.) 20s Plenty – Online meeting on 21st May at 7:30pm.

25/79. Planning Matters

a) Planning applications received:

25/00442/HOUSE – Single storey rear extension, addition of front porch extension and new chimneys to side and rear elevation with fenestration alterations.

Field End Crouchmans Farm Road Ulting Maldon Essex CM9 6QT

No comments

24/00911/VARM – Variation of condition 20 on planning permission 15/00419/OUT approved on appeal (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). The proposed change to the condition would alter the trigger for the provision of that part of the relief road that lies between Langford Road and Maypole Road to be fully completed from 'prior to the occupation of the 100th dwelling' to 'prior to the 26 September 2025'

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

Comments due by 19th May – Extended to 21st May

Comments: Langford & Ulting Parish Council strongly objected to the proposed variation to Condition 20 of the planning approval, noting that the condition has already been breached, with the 100th dwelling occupied before completion of the Relief Road. The Council expressed concern that Maldon District Council has not taken enforcement action.

The Relief Road was a key justification for the development and is essential for managing traffic and ensuring road safety in Langford. Delays undermine planning integrity and risk increased congestion through the village.

The Council warned that allowing this variation sets a dangerous precedent, weakening public trust in the planning system. No valid justification was provided by the developer for the delay.

The Parish Council urges Maldon District Council to: Refuse the application; Take enforcement action to ensure compliance with the original condition; Reaffirm the need for timely infrastructure delivery to support sustainable development.

ACTION: Clerk

b) Planning decisions received:

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

Status: Application Approved – 7th May 2025

25/05040/DET – Compliance with conditions notification 23/00260/HOUSE (Single storey rear extension.) Condition 4 - Details of flood proofing/resilience and resistance techniques.

1 John Thresh Way Langford Maldon Essex CM9 6FR
Status: Conditions Discharged – 9th May 2025

25/00192/PADOT – Prior approval for the change of use of agricultural buildings to flexible commercial use.

Outbuildings Stock Hall Farm Hatfield Road Ulting Essex

Status: Application Refused – 2nd May 2025

25/80. **Appointment of Members to Committees**

- a) It was **resolved** to establish a Personnel Committee and the terms of reference were accepted.
- b) It was **resolved** to appoint Cllrs. Allen, Clemo and Magness as members of the Personnel Committee. The Chair will be elected at the first meeting of the committee.

25/81. **Appointment of Representatives**

- a) It was **resolved** to appoint representatives to the following:

Langford Planning representatives: Cllrs.
Magness and Ashby

Ulting Planning representatives: Cllrs.
Clemo and Palmer

Emergency Planning Officer: Cllr. Ashby

Newsletter: Cllr. Allen

Footpath Representative: Cllr. Ashby

Village Correspondent: Cllr. Allen

25/82. **Policies to adopt/review**

- a) It was **resolved** to accept the NALC Standing Orders 2025. *No changes*
- b) It was **resolved** to accept the NALC Financial Regulations 2025. *No changes*
- c) It was **resolved** to accept the Code of Conduct from Maldon District Council. *No changes*
- d) The Biodiversity Policy which was updated by the Clerk was reviewed and accepted.
- e) It was **resolved** to adopt the following policies with minor changes:
- NALC Dignity at Work
 - NALC Data Protection
 - NALC Disciplinary
 - NALC Grievance
 - NALC Equality and Diversity
 - NALC Lone Working
 - ICO Publication Scheme
 - Document Retention and Disposal
 - Complaints
 - Training and Development

25/83. **B1018 Road Closure**

The B1018 road closure in the summer holidays and the response from Essex County Council (ECC) was discussed. It was suggested to write to Heybridge Parish Council to state the concerns about traffic diversions through Heybridge and the concerns for their residents.

25/84. **Connexin Poles**

Essex County Council's agreement with Connexin for the installation of Internet of Things (IoT) equipment on lampposts as part of a smart water metering project for Essex and Suffolk Water was discussed. It was asked if any equipment was going to be on poles in Langford and if there are new poles to be put in, where are they due to be put in. The Clerk will try again to seek a representative to attend the June Meeting.

ACTION: Clerk

25/85. **Ulting Churchyard Ash Tree and Bat Assessment Report**

An update on the Bat Roost Assessment Report was received. Although the Clerk did get in touch with the owner of Greenwood Environmental and was assured that the Bat Roost Report would be sent prior to the meeting, the Clerk is still waiting for the report. The next steps in dealing with the Ash Tree in Ulting Churchyard were discussed and it was agreed to continue to chase Greenwood Environmental, investigate removing a Tree Preservation Order (TPO) and chase an email sent to Maldon District Council in February 2025.

ACTION: Clerk

25/86. **Annual Governance and Accountability Return for 2024-25**

- a) The accounts for the year ending 31st March 2025 were confirmed and signed.
- b) The Clerk read out the Certificate of Exemption for 2024/25. It was **resolved** that the Council qualifies for an exempt audit for the financial year 2024/25 and approves the completion and submission of the Certificate of Exemption.
- c) It was **resolved** that the Internal Auditor's Report for 2024/25 was received and approved. No recommendations were made.
- d) Section 1 of AGAR – The Clerk/RFO read out each individual statement and they were agreed on unanimously. It was **resolved** for the Chairman and Clerk to sign the 2024/25 Annual Governance Statement.
- e) Section 2 of AGAR – The Responsible Financial Officer (RFO) completed and signed Section 2 of the AGAR before the meeting. It was **resolved** to approve the Accounting Statements for 2024/25, and the Chairman subsequently signed Section 2.
- f) The explanation of variances for 2024/25 were noted.
- g) The Notice of the Period for the Exercise of Public Rights were noted as 2 June to 14 July 2025.

25/87. **General Power of Competence**

It was noted that the council no longer meets the criteria set out in the schedule of the Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012 for the 2025-26 municipal year and is therefore unable to exercise the general power of competence as set out in part 1 of the Localism Act 2011.

25/88. **Parish Council Insurance**

It was noted that the Parish Council Insurance with Zurich for £324.45 is due for renewal on 01 June 2025 and that the Clerk has reviewed the cover and is satisfied it remains appropriate.

25/89. **Finance**

- a) The following payments were authorised: -

	Net	VAT	Gross	
Theresa Trotzer Wilson	£306.15		£306.15	Salary May
Theresa Trotzer Wilson	£85.91		£85.91	Overtime – April
Theresa Trotzer Wilson	£31.30	£1.00	£32.30	Expenses – May
Zurich Insurance	£324.45		£324.45	Parish Council Insurance
Neil Spooner	£75.00		£75.00	Internal Audit

- b) The following direct debit payments were confirmed: -

	Net	VAT	Gross	
A&J Lighting Solutions Ltd	£17.12	£3.42	£20.54	Streetlight maintenance May
SSE	£tbc	£-	£tbc	Streetlight electricity

- c) Bank Reconciliation – Cllr Clemo undertook the internal control to verify the bank reconciliation produced by the Clerk for the month of April 2025 and signed it was such.
- d) Bank Signatories – The bank signatories were reviewed. It was confirmed Cllrs. Clemo, Magness, Allen, Ashby and Palmer. Councillors were happy to continue banking with Barclays while there is no service charge. If and when this changes they would consider moving to Unity Trust.
- e) Asset Register 2025/26 – It was resolved to agree the asset register for 2025/26 with an amendment to update the location of the printer.

- f) The internal transfer of £13,000 from the Community Account to the Business Premium Account, completed by the RFO, in order to maximise interest earnings was noted.
- g) It was noted that the Section 137 figure for the 2025/26 financial year is £11.10 per elector, up from £10.81 in 2024/25.

25/90. **Items from the councillors** (NEXT AGENDA ITEMS ONLY)
B1019 Speed Limit – 30mph

25/91. **Meeting Schedule for 2025-26 and date of the next meeting**

It was resolved to continue meeting on the third Tuesday of the month for the 2025/26 year.

The next meeting will be held on Tuesday 17th June 2025 at 7:30pm in Langford and Ulting Village Hall.

Meeting Closed at 21:32

Signed:

(Chairman)

Date: