

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
21st OCTOBER 2025 AT 7:30PM AT LANGFORD & ULTING VILLAGE HALL.

Those Present:

Chair: Cllr. Irene Allen
Councillors: Cllr. Jenny Clemo, Cllr. Lester Magness
Officers: Mrs. Theresa Trotzer Wilson
Public present: 3

MINUTES

25/143. **Apologies for absence**

Apologies were received from Cllr. Colin Ashby, Cllr. Katherine Palmer and District Cllrs. Mark Durham and Simon Morgan.

25/144. **Minutes of the previous meeting**

The minutes of the 16th September 2025 meeting, copies of which had been previously circulated to Members, were taken as read, were agreed and signed by the Chairman.

25/145. **Declarations of Interest**

None declared.

25/146. **County and District Councillor's report**

No reports received.

25/147. **Public Question Time** (limited to 15 minutes if required)

A resident raised concerns regarding the Melita planning application, citing excessive vehicle movements, off-road parking for multiple vehicles, and the storage of building materials along the rear boundary where a hedge has been planted. The resident noted a lack of privacy and disturbance from frequent vehicle activity, including early mornings and weekends. The matter will be discussed under the relevant agenda item.

25/148. **Clerks Report**

The Clerk's Report was received:

- a.) Essex Highways – Enforcement notices were received from Highways informing the Council of overgrowth of vegetation that was encroaching on the Highway. This has since been resolved.
- b.) Resident Concerns – Two residents have emailed in stating concerns with the new road for the Westcombe Park Development and a lack of speed limit signage.
ACTION: Clerk to email LHP and Cllr. Simon Morgan
- c.) Fire Blight at Orchard - A concerned resident noticed what appeared to be fire blight on some of the trees in the Orchard. Cllr. Clemo and her husband investigated this and dealt with the issue.
- d.) South Essex Parking Partnership – Last meeting it was agreed the clerk would go back to SEPP and inform them that the fencing they referred to in their last correspondence has long since been removed and there were concerns again raised about the manner of

parking and vehicles driving around Hoe Mill Lock. Correspondence received on 21/10/2025 from SEPP states that it was Essex Waterways the decided to remove the fencing and it might be helpful in liaising with them. The last meeting attended by the Traffic Regulation Orders Manager it was agreed that if there were any issues with Hoe Mill Lock, evidence would be provided to the SEPP in the form of photos. Having checked with MDC there were no complaints or issues raised through them. Assuming that at this time of the year there won't be any issues, SEEP will reassess next spring.

25/149. Correspondence

- a.) Maldon DC – PSPO for controlling dogs across Maldon District has been renewed and extended. From 25th September dogs must be kept on leads in certain areas of Promenade Park, Maldon, Riverside Park, Burnham and Burnham Quay Front all year. A new requirement has been introduced to keep dogs on leads at all times in new areas – the open sports pitch areas at Promenade Park and Dengie 100 Sports Centre.
- b.) Maldon DC – Rough sleeper count took place on the 15th October 2025.
- c.) Maldon DC – On 25th September voted to support proposal for five new unitary councils as part of Local Government Reorganisation. If approved, Maldon would join Brentwood and Chelmsford to form a new Mid Essex Authority.
- d.) Maldon DC – PFCC meeting on 6th November from 7pm to 8pm at West Maldon Community Centre, CM9 6YH. If any concerns about crime and community safety come along to this public meeting.
- e.) Maldon DC – Residents in the Maldon District are being invited to take part in the Council's annual survey at www.maldon.gov.uk/residentsurvey to be in with a chance to win one of two £50 vouchers.
- f.) Essex CC - Local Bus Services 2025 Consultation closes on 27 October 2025. Take part online - <https://consultations.essex.gov.uk/iptu/localbus2025>
- g.) Essex Highways – Enforcement for overgrown vegetation on Ulting Road and enquiry about land ownership at Maldon Road on land outside of graveyard.
- h.) Essex Highways – New relief road in Heybridge, Jubilee Way, is now fully open.
- i.) Essex Libraries - Essex Libraries have been allocated funding to support extending a Warm Welcome to residents for another year. This means they are able to offer free hot drinks in the library during the winter.
- j.) Maldon DC – Promenade Park Amphitheatre opens for community use. Individuals and community groups can now book the Amphitheatre for performances, shows and small events. A public booking system is now open at <https://maldoncvcs.org.uk/amphitheatre-community-bookings>

25/150. Planning Matters

- a.) Planning applications received:

25/00578/OUTM

Proposal - Outline application with all matters reserved, except for access, for the erection of up to 275 residential units including affordable housing, land for a children's nursery (Class E), 1.8ha of land for an extension to Maldon Cemetery, drainage works, landscaping, vehicular access to the A414, pedestrian/cycle access to Spital Road and London Road, and associated infrastructure works.

Location - Land West of The Cemetery Long Road, Maldon, Essex

ACTION: Clerk to resubmit previous comments

25/0822/HOUSE

Proposal - 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.

Location - Melita, Witham Road, Langford, Maldon

Parish Council Comments:

Councillors reviewed the application and noted that several statements within the applicant's Planning Statement contradict what is currently observed on site:

- Landscaping (paras. 7.6–7.7): The statement refers to the retention and protection of existing hedges, trees, and shrubs. In reality, these features have already been removed as detailed in a previous planning application and not yet replaced.
- Access (para. 7.10): The statement confirms that access would remain unchanged and confined to the front of the site. However, the rear garden is currently being used for vehicle access, turning, and storage.
- Other Matters (para. 5.13): The statement asserts that adequate parking and turning space exists at the front, avoiding the need to turn in the road. Councillors noted that vehicles are instead turning and being stored at the rear of the property.

Agreed actions:

Planning Response: The Clerk to submit comments highlighting the above contradictions and request that a condition be applied to prohibit any vehicle access to or use of the rear garden for storage or turning, and to note that landscaping previously stated as retained has been removed.

Enforcement Report: A separate email to be sent to Maldon District Council Enforcement regarding a potential business operating from the property. The Council requests that the site be checked during early mornings (7–8am) and late afternoons (4–5pm).

25/00868/VARM

Proposal - 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.)

Location - Southern Plot, Oval Park, Hatfield Road, Langford

Parish Council Comments:

The Parish Council objects to the removal of Conditions 21 (Highway Works), 22 (Passenger Transport Services) and especially Condition 23 (Traffic Regulation Order) from the original permission. These conditions are critical to ensuring highway safety and managing transport impacts in the locality.

- Condition 23 (Traffic Regulation Order) is of particular concern, as the imposition of a 30mph speed limit and associated transport control measures forms an essential element of the site's safe integration into the local road network.
- The removal of these conditions would undermine the provisions originally agreed to mitigate traffic and transport impacts arising from this development.

The Parish Council therefore requests that these conditions remain in force or equivalent robust mechanisms be retained to secure the intended highways safety and transport mitigation outcomes.

b.) Planning decisions received:

25/00846/NMA

Proposal - Application for non-material amendment following grant of Planning Permission 24/00839/VARM (Removal of conditions 24, 25 and 26 on approved planning permission 22/00840/FULM (Erection of building for Sui Generis purposes, together with car parking, servicing areas and landscaping) and replace with a new condition to provide a free staff shuttle bus service) Amendments sought: Addition of a terrace to the East of the Office building, ASHP Compound has been moved to the West of the Warehouse building. Changes to the footpath around the Cycle Storage and Car Park. Changes to the Substation and addition of a GRP Pillar. Removal of the Bin Stores to the North of the building. Removal of the Bin Stores to the South/South-West of the building. Planting to the front of the building (South-facing elevation) changed to future shrub planting, hedges have been removed. Waste Compactor layout has been changed. Changes to footpath materials from Hoggin and Asphalt to sand-coloured Asphalt/Resin.

Location - Maldon Salt 2 Oval Park Hatfield Road Langford Maldon Essex CM9 6WG

APPROVED

c.) For Information:

25/00885/NMA

Proposal - 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

Location - Land North of Langford Bridge, Maldon Road, Langford

25/151. Ulting Churchyard and Ash Tree

- a.) An update on the Parish Council complaint sent in to Maldon District Council relating to the Ash Tree and TPO was received. The Head of Service for Development Management & Building Control Place Planning & Growth apologised for the delay in responding to the complaint and offered a response but is still waiting for further discussions with the Officer in charge. Other councils are still using Place Services for their Tree services within the MDC.

ACTION: Clerk to reply again

- b.) An update on the Ash Tree was received and it was resolved that quotes would be sought for 3 bat emergence surveys to be carried out between May and September with two between May and August as required by planning. Now works will be delayed until next winter.

ACTION: Clerk to contact Crossland Ecology for survey quote and email CIEEM

25/152. Tree Surveys and Tree Works

- a.) The received Tree Survey quotes sought were discussed however it was noted that the tree surveys done last year in 2024 are not required again until 2026.
- b.) It was resolved to seek quotations to reduce to previous pollard points, group of lime trees in Langford closed churchyard and to fell dead alder.

ACTION: Cllr. Allen to seek quote from contact, **Clerk** to seek quotes from contacts.

25/153. Jubilee Way/Langford Road Speed Limit

The email received from a resident enquiring if the Westcombe Park Team have plans to provide speed limit signage between the new roundabout and railway bridge was discussed alongside the additional email since received from another resident. Although out of the remit of the parish the council, it was agreed that the Clerk would email the residents informing them of the appropriate contact to get in touch with regarding their complaint.

25/154. Remembrance Day

Councillors considered any council action ahead of Remembrance Day 2025 and decided that as done in previous years this would be separate from the parish council.

25/155. SSE Contract

- a.) An update on the SSE contract was received. There was an industry-wide programme to change over all Non-Half-Hourly (NHH) Unmetered Supplies (UMS) to Half-Hourly (HH) on a single primary Meter Point Admin Number (MPAN). Previously the parish council were on NHH and they have now been moved over to HH. With this change there has been a change to the charges.
- b.) The new contract quote provided by SSE for Streetlight power was discussed. Although it shows the standing charge as 13x higher than what was previously quoted before under NHH, confirmation was received from SSE that the Parish Council will only be billed for the consumption station on our certificate. It was therefore resolved to agree the quote for 1 year contract. In addition, the Clerk would send in a complaint to the Ombudsman about the standing charge and how was this calculated to increase 13x.

ACTION: Clerk

25/156. Finance

- a.) Councillors received and noted the summary finance report to 30 September 2025.
- b.) The following payments were authorised: -

Payee	Net	VAT	Gross	Description
Theresa Trotzer Wilson	£321.98	-	£321.98	Salary
Theresa Trotzer Wilson	£52.18	£1.00	£53.18	Expenses
Chelmsford Diocesan Board of Finance	£185.00	-	£185.00	Winter Newsletter printing

- c.) 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	£16.88	£0.84	£17.72	Streetlight power
HMRC	£tbc	-	£tbc	Employer NICs

- d.) 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 September 2025. Cllr. Clemo completed and signed the bank reconciliations.

25/157. Items from the councillors (NEXT AGENDA ITEMS ONLY)

Draft Budget for 2026/27

Quotes for Tree Works

25/158. Date of next meeting

The next meeting is scheduled for Tuesday 18th November at 7:30pm in Langford & Ulting Village Hall.

Close Meeting at 21:14

April 2025 – March 2026 PC Meetings:

22 April	21 October
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20 May	18 November
17 June	9 December
15 July	20 January
19 August	17 February
16 September	17 March