

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
16th SEPTEMBER 2025 AT 7:30PM AT LANGFORD & ULTING VILLAGE HALL.

Those Present:

Chair: Cllr. Irene Allen

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

Officers: Mrs. Theresa Trotzer Wilson

Public present: 3

MINUTES

25/127. **Apologies for absence**

Apologies were received from County Cllr Mark Durham

25/128. **Minutes of the previous meeting**

The minutes of the 15TH July 2025 meeting, copies of which had been previously circulated to Members, were taken as read, were agreed and signed by the Chairman.

25/129. **Declarations of Interest**

None declared.

25/130. **County and District Councillor's report**

District Councillor Simon Morgan gave a report on the following:

- Local government reorganisation to be debated at MDC Full Council next week – proposals for 3, 4, or 5 unitary councils.
- Bill before Parliament will abolish local area planning committees, replacing them with a single district committee (max. 11 members).
- More planning decisions to be delegated to officers.
- Possible additional powers for parish councils (e.g. minor highway maintenance).
- Decision on reorganisation expected in the New Year.
- Conservative mayoral candidate selected for May election.
- Uncertainty over whether county council elections will proceed.

25/131. **Public Question Time** (limited to 15 minutes if required)

A resident addressed concerns raised regarding tree works and hedge removals at their property. They confirmed that all works were carried out with the appropriate permissions. Boundary line concerns were clarified at the meeting. The resident will provide the Parish Council with details of a replanting scheme once finalised.

25/132. **Matters for information from previous meetings**

The clerk's report was received:

- a.) Facebook – A Facebook page has been made and updates are being put into the Langford and Ulting Village Facebook group.
- b.) Heybridge Liaison Panel – Contact was made with the Heybridge Clerk and as soon as further details are available on the next meeting she will be in touch.
- c.) Planning – DC Planning and Highways were both contacted regarding Field End on

Crouchmans Farm Road relating to the in and out entrance. While DC Planning stated no planning permission would have been required, Highways confirmed it would have needed permission and as none can be seen on file, enforcement action will be taken. MDC have now confirmed that an enforcement case has been opened.

- d.) B1019 Road Closure – Loss of income and extra mileage due to local business was discussed last meeting and as a result the developers at Westcombe Park were contacted and asked to consider compensation. The developers stated that a letter was issued to nearly over 2800 residents and businesses at the end of April 2025, significantly in advance of the works, in part so they could prepare for this and make alternative arrangements, as necessary. They stated that it is the Government's position that businesses do not have the right in law to any particular given level of passing trade, hence there is no statutory provision for compensation by the highway authority if a business is affected by road works.
- e.) South Essex Parking Partnership - The SEPP are not planning to implement further restrictions at Hoe Mill Lock. The last meeting the SEPP attended it was stated that since the fencing had been erected the situation was satisfactory and further restrictions were not required, and this would be monitored going forward, and any concerns would be raised. To date the SEPP have not received any complaints or concerns.

Fencing was removed some time ago and no longer there – parking when busy has been very dangerous.

ACTION: Clerk to respond

- f.) Certificate in Local Council Administration – The Clerk has now completed the Certificate in Local Council Administration (CiLCA) as of 3rd September which means the council are now eligible for the General Power of Competence which gives the parish council the legal freedom to do anything an individual can do provided it is not prohibited by law.
- g.) Banking Interest Rate – Reducing from 1.20% to 1.10%.

25/133. **Correspondence**

- a.) EALC – AGM meeting has been moved online. This will take place on the 25th September 2025 at 6.30pm. You can book tickets on <https://www.eventbrite.co.uk/e/1547576606289?aff=oddtcreator>
- b.) MDC – New community supermarket set to be launched on the Wood Road site in Heybridge.
- c.) MDC – Greater Essex Councils have launched a website to discuss the Local Government Reorganisation which can be accessed at <https://www.essexlgrhub.org/stronger-greater-essex>
- d.) MDC – Saltmarsh Coast Walking Festival with evening entertainment announced. 26th September to 5th October with a booking system available online. <https://www.saltmarshcoastwalkingfestival.co.uk/>
- e.) MDC – Next three Parish Forums are confirmed as Thursday 6th November 2pm to 4pm, Tuesday 3rd February 2pm to 4pm, Monday 18th May 2pm to 4pm. For Clerks and Chairperson.
- f.) MDC – The 5 unitary proposal will be debated by Full Council in Maldon on the 25th September.
- g.) Essex Local Nature Partnership – Launch of LNP Community Fund 2025 is offering grants of £500 to £2000 to support nature-based projects that contribute to local nature recovery and community wellbeing.

25/134. **Planning Matters**

- a.) Planning applications received:
None

b.) Planning decisions received:

25/00534/FUL – Land Adjacent Orchard Cottage Hatfield Road Langford Essex

Proposed installation of solar panels to outbuilding

DECISION: APPLICATION APPROVED

25/00619/TCA - Old Post Office Maldon Road Langford Maldon Essex CM9 4SS

T1, T2 - Eucalyptus Trees - Crown Reduction 6m, T3- Eucalyptus - Crown Reduction 4m.

DECISION: ALLOWED TO PROCEED

25/00604/TCA - Melita Witham Road Langford Maldon Essex CM9 4ST

T1, D1, T3 Ash & T2 Oak - Fell. T4 Sycamore - Removal of deadwood crossing rubbing limbs and crown reduce by 2.5m. G1 Conifers - Crown reduce by 2.5 m and crown lift by 1.5m. G2 Leylandii Conifers - Fell.

DECISION: ALLOWED TO PROCEED

25/00083/VARM - Maldon Salt 2 Oval Park Hatfield Road Langford Maldon Essex CM9 6WG

Variation of condition 15 (Surface Water Drainage Scheme) on approved planning permission 22/00840/FULM (Erection of building for Sui Generis purposes, together with car parking, servicing areas and landscaping)

DECISION: APPLICATION APPROVED

24/00839/VARM - Maldon Salt 2 Oval Park Hatfield Road Langford Maldon Essex CM9 6WG

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.

DECISION: APPLICATION APPROVED

c.) For Information:

25/00815/TELPD – Telegraph Pole at Brook House Spar Lane Purleigh CM3 6QW

Install 1 x 9m wooden pole (7.3m above ground) for fixed line broadband electronic communications.

Pending Consideration

25/05114/DET – Maldon Salt 2 Oval Park Hatfield Road Langford Maldon Essex CM9 6WG

Compliance with conditions notification 22/00840/FULM (Erection of building for Sui Generis purposes, together with car parking, servicing areas and landscaping.) Condition 16 – Maintenance plan.

Pending Consideration

25/05108/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 5 - Construction Management Plan.

Pending Consideration

25/135. **General Power of Competence**

It was unanimously resolved that, following the Clerk's successful completion of the Certificate in Local Council Administration (CiLCA) and with at least two-thirds of members being elected, the Council meets the eligibility criteria and hereby adopts the General Power of Competence.

25/136. Planning Enforcement Service Standards Documents

The draft Planning Enforcement Service Standards Document which sets out the aims of Maldon District Planning Enforcement, what a breach of planning control is, and how they make decisions to take actions was discussed. Comments from Parish Councils which are due by Wednesday 15th October included that all councillors present were in support of the document and potentially having access to the online planning portal for updates.

25/137. Ulting Churchyard, Ash Tree, and Bat Assessment Report

- a.) The Ground Level Tree (Bat Roost) Assessment Report was received and recommendations noted.
- b.) At the time of the meeting, only one quote was returned. It was agreed to seek further quotes and bring this to the next meeting.

25/138. .gov.uk Emails

Councillors discussed some issues they were having with logging into their accounts. The clerk helped and advised how to resolve this.

25/139. Laptop Replacement

Members discussed and consider the replacement of the Parish Council laptop, as the current device (running Windows 10) will no longer receive security updates, is incompatible with Windows 11, and poses risks to data security, software reliability, and business continuity. It was agreed to wait until Black Friday, mid November time to purchase a replacement laptop.

25/140. Finance

- a.) It was noted that the Clerk has successfully completed the Certificate in Local Council Administration (CiLCA) and, in accordance with the terms of the Clerk's contract of employment, to confirm progression to salary scale SCP 12.
- b.) The following payments and direct debits made in August 2025 between meetings were ratified:-

Payee	Net	VAT	Gross	Description
Theresa Trotzer Wilson	£359.39	-	£352.39	Salary
Theresa Trotzer Wilson	£40.27	£1.00	£41.27	Expenses
A&J Lighting Solutions	£17.12	£3.42	£20.54	Streetlight Maintenance
SSE Energy Supply	£42.33	£2.11	£44.44	Streetlight Power

- c.) The following payments were authorised:-

Payee	Net	VAT	Gross	Description
Theresa Trotzer Wilson	£316.98	-	£316.98	Salary
Theresa Trotzer Wilson	£43.78	£1.00	£44.78	Expenses
Chelmer Canal Trust	£36.00	-	£36.00	Annual membership
Maldon District Council	£135.00	£27.00	£162.00	Grass Cutting

- d.) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
A&J Lighting Solutions	£17.12	£3.42	£20.54	Streetlight maintenance

Ltd				
SSE Energy Supply	£20.39	£1.02	£21.41	Streetlight power
HMRC	£0.60	-	£0.60	Employer NICs

e.) Bank Reconciliation – It was resolved to appoint Cllr. Magness to confirm they have undertaken internal control to verify the bank reconciliation produced by the clerk for month of July and August 2025. Cllr Magness completed and signed the bank reconciliations.

25/141. Items from the councillors (NEXT AGENDA ITEMS ONLY)

Tree Surveys

25/142. Date of next meeting

The next meeting is scheduled for Tuesday 21st October at 7:30pm in Langford & Ulting Village Hall.

Close Meeting at 21:03

Signed:

(Chairman) Date: