

MINUTES OF A MEETING OF LANGFORD & ULTING PARISH COUNCIL HELD ON TUESDAY
21ST NOVEMBER 2017 AT LANGFORD & ULTING VILLAGE HALL.

Present: Councillors: Vicky Anfilogoff, Irene Allen, Colin Ashby, Kathy Palmer and John Clemo
In the Chair: Councillor Vicky Anfilogoff
Clerk: Jenny Clemo
Also present: District Councillor Henry Bass and three members of the public

17/168. Apologies for absence

None received.

17/169. Minutes of the previous meeting

The minutes of 17th October 2017 having been previously circulated were taken as read, agreed and signed by the Chairman.

17/170. Declarations of Interest

No interests declared.

17/171. Matters for information from previous meetings

15/197. Path at Ulting Lane green – Cllr. Allen reported that workmen had been seen measuring the path.

17/159e) Conservation & Design Award Scheme – It was noted that Church Cottages, Ulting had been Highly Commended in the Design category.

17/172. District Councillor's report

Cllr. Bass reported the following:

- Changes to the Parish Trigger – see 17/179 below.

17/173. Public Question Time (limited to 15 minutes if required).

- A resident queried whether anything is to be done about the unofficial layby outside Paddock House. It was noted that the clerk had already informed Highways
- Streetlights – Lights opposite Bridge Cottage and near Langford Hall are out. Clerk to contact A&J Lighting Services and arrange a call out
- Hatfield Road – Lights above Keep Left bollards at junction with John Thresh Way are both out. Clerk to notify Highways
- Ulting Lane – Large branch hanging over road near Stammers Farm. Clerk to notify Highways
- Deep ditch, Ulting Lane – Clerk to request road markers
- COUPA/16/01384, Stock Hall Farm – A resident was concerned that the appeal had been allowed and was advised to write to Priti Patel, MP
- Oval Park – The clerk had received notification that an application for works to trees under powerlines had been approved

17/174. Planning Matters

a) Planning applications received:

AGR/MAL/17/01002 - Prior notification for an agricultural barn comprising bolted timber portal frame structure relocated from another farm. Home Farm, Maypole Road, Langford. It was noted that the Parish Council had not commented due to the timing of receipt of this application.

HOUSE/MAL/17/00944 - Single-storey side extension with pitched roof and altering profile of front dormer roof. Luards Farm, Ulting Lane, Langford. The Parish Council agreed to support this application because the proposed extension with its new pitched roof and external wall finishes and roof covering to match the original finishes is more in keeping with the scale and

appearance of the existing property. This complies with Policies D1 1a) and D1 1b) of the Approved Maldon District Local Development Plan 2014-2029.

FUL/MAL/17/01276 - Proposed application for four detached properties with associated garage, parking and access drives off John Thresh Way, Langford. Land Adjacent To Langford Waterworks, Hatfield Road, Langford. The Parish Council agreed to recommend refusal as the provision of a further 3 five bedroom houses and 1 four bedroom house on this development of large houses does not provide a suitable mix and range of housing in terms of size and type to reflect local housing need and does not comply with Policy H2, Housing Mix and Policy S7, Prosperous Rural Communities, Approved Maldon District Local Development Plan 2014-2029 (MDLDP). The Housing Needs Survey for Langford and Ulting carried out in November 2014 did not show a need for more large properties in the Parish. In addition, surveys carried out for the Langford & Ulting Neighbourhood Plan showed support for smaller houses and bungalows. The proposed change in layout with three of the houses sited closer to Hatfield Road would increase the visual impact of the development contrary to Policy D1(1), Design Quality and Built Environment, MDLDP. The Parish Council was also concerned about flooding on this site as the north eastern corner of the development site has flooded on several occasions. In particular the flood event in October 2001 when flood water extended along the B1019 to its junction with John Thresh Way, closing the road. To give some idea of the flood level, the nearby Village Hall was flooded internally to a depth of 30cm. This event was not recorded by the Environment Agency.

b) Planning decisions received:

LBC/MAL/17/00965 - Internal remodelling of listed building and replacement of one window at the rear at The Old Vicarage, Crouchmans Farm Road, Ulting. Listed building consent was granted.

HOUSE/MAL/17/00878 - Demolish 4No. timber sheds and replace with single cart lodge style garage and store. Improve existing access by laying sealed shingle surface at 1, Sugar Mill Cottages, Ulting Lane, Ulting was approved.

COUPA/MAL/17/01019 - Variation of conditions 3 & 4 of approved planning permission COUPA/15/00801 (Prior notification of a proposed change of use of agricultural building to two dwellings), Land At Middlefield Barns Crouchmans Farm Road Ulting was approved.

c) Planning Appeal

COUPA/MAL/16/01384 - Notification for prior approval for a proposed change of use of an agricultural building to 2 no. dwellinghouses (Class C3), and for associated operational development, Outbuilding At Stockhall Farm, Hatfield Road, Ulting was allowed. The Parish Council was concerned that this decision had been made and agreed to write to Maldon District Council.

17/175. **Correspondence**

a) Civic Carol Service, 8th December 2017 at St. Leonard's Church, Southminster – Cllrs. Anfilogoff and Allen to attend.

b) Maldon District Winter Heritage Talks – dates had been circulated to councillors by email.

c) Data Protection Regulations briefing sessions to be held 23rd/25th January 2018. Clerk had asked the EALC whether further courses were going to be arranged as she was not able to attend either date.

d) The Essex County Council (Various Roads, Maldon District) (Temporary Prohibition of Traffic & Clearway) within the next 18 months includes B1019 Maldon Road and Hatfield Road, Langford from Ashfield Farm Road to outside White House was noted.

e) Christmas Drinks Reception, 1st December 2017 – Clerk to send apologies.

f) Rough Sleepers – It was noted that no one was aware of any rough sleepers in the Parish on the night of 15th November 2016.

g) Museum of Power – It was noted that the clerk had sent a letter of support for inclusion with the museum's application to the Lottery Heritage Fund.

17/176. Finance

a) The following payments were authorised:-

	Net	VAT	Gross	
Mrs J Clemo	£194.28	£1.75	£196.03	Clerk's expenses
Lavenham Press	£310.00		£310.00	Newsletter
EALC	£45.00		£45.00	Data Protection Regulations briefing

b) The following direct debit payments were confirmed:-

	Net	VAT	Gross	
e.on	£32.98	£1.65	£34.63	Streetlight electricity (Nov 2017)
A&J Lighting Solutions Ltd	£19.25	£3.85	£23.10	Streetlight maintenance (Nov 2017)

c) Bank Reconciliation - Cllr Palmer confirmed that she had undertaken internal control to verify the bank reconciliation produced by the clerk for the month of October 2017.

17/177. Neighbourhood Plan

a) Cllr. Anfilogoff reported that Locality had confirmed that the Parish Council's application for Technical support had been approved. The clerk had spoken to the consultant from AECOM who will be working with the Parish Council and discussed the information that she would require. A desk study will be performed, followed by site visits and then a report should be received in February 2018.

b) Councillors noted the terms of the agreement and responsibilities of the Parish Council.

c) The Parish Council agreed to accept the offer of technical support from Locality.

17/178. Broadband

It was agreed that County Broadband would be offered either 20th or 27th March for a meeting to which parishioners will be invited.

17/179. Maldon District Council changes to Governance Arrangements

Cllr. Bass explained the change to the way Parish Council's comments on planning applications will be treated in the future. It was noted that the Parish Trigger had been removed and that this had been replaced by an extended call in process by an appropriate Area Planning Committee Member.

17/180. Meeting Dates – 2018

The following dates for next year's Parish Council meetings were confirmed:

9th January	17th July
20th February	21st August
20 th /27 th March (depending on County Broadband)	18th September
17th April	16th October
15th May	20th November
19th June	11th December

17/181. Items from the councillors (NEXT AGENDA ITEMS ONLY)

17/182. Date of next meeting

The next meeting will be held on Tuesday 12th December 2017 at Langford & Ulting Village Hall.

The meeting closed at 8.40pm.

Signed:

(Chairman)

Date: