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Minutes
of the meeting of
MAYLAND PARISH COUNCIL
held in the Lawling Park Hall
on 13th October 2015
at 7.52 p.m.

Present: Cllr Evans (Chairman) Cllr Massenhove
Cllr Duncan Cllr Oatham
Cllr Hawkes Cllr Pettitt
Cllr Spires

Clerk: Mrs J Massenhove

In attendance: D Cllr Mrs Penny Channer
D Cllr Michael Helm
D Cllr Mrs Beverley Acevedo
Mrs D Down, Maylands Youth Group
Mrs L Haywood, Maylands Youth Group

Cllr Pettitt declared that she would be making an audio recording of the meeting.

108. Apologies for Absence

Apologies were received from Cllr Gibson.

The Chairman reminded all councillors, present or otherwise, that they are *summoned* to attend parish council meetings and meetings of committees to which they are appointed. It is a councillor's *duty* to attend meetings and they must give their apologies if they are unable to attend.

109. Declarations of Interest

Cllr Pettitt declared an interest in agenda item 122, CCTV.

Cllr Massenhove declared a pecuniary interest in the Clerk's salary within agenda item 112, Finance.

110. Minutes of the Previous Meeting

Cllr Duncan proposed accepting each set of minutes from the meetings held on 8th October, 22nd September and 29th September. Cllr Spires seconded the proposal, all in favour. The minutes were signed and dated as a true record.

The Chairman closed the meeting at 8.00 p.m. and opened the public session.

111. Public Discussion

Mrs Down spoke on behalf of the youth club. The club is proving very successful, but may have to start turning people away through lack of space. The club would like to help the parish council in obtaining funding for an extension to the hall; being a youth organisation they may have access to additional funding sources. They also have a structural engineer among their volunteers whose employer has offered to assist with drawing up plans. The Chairman welcomed the news of the club's success and their interest and support.

Cllr Spires stated that this offer coincides with the parish council's own desire to add a small extension to the hall and could make a larger extension possible. He referred to the time limit for spending the S106 funds and suggested that a meeting is arranged to discuss the structure and building regulations, whilst funding opportunities are being sought.

It was agreed that youth club representatives, including the structural engineer, would attend the next Lawling Park Committee meeting, on Tuesday 27th October, for further discussion.

Mrs Haywood raised the issue of pavement parking. This recently caused an accident to which police were alerted, but is a problem throughout the village. It was acknowledged that drivers are attempting to minimise obstruction of the roads, but in doing so they are endangering pedestrians. It was agreed that Cllr Massenhove will discuss this issue with PC Pateman and the Clerk will write to the South Essex Parking Partnership.

D Cllr Mrs Channer reported to the council on the following; -

- Increased business rates and removal of the support grant.
- Nick Fenwick has now been appointed Director of Planning and Regulatory Services at MDC.
- Following the halt to the examination of the Local Development Plan, and its subsequent referral to the Secretary of State, Maldon District has received the good news that the significant cost of examination of the plan by the inspector will be written off.
- MDC is involved in a devolution bid and has set up a devolution working group.
- Consultation, including walk-in sessions, is taking place regarding rural facilities and site allocations. (It was noted that Mayland Parish Council has submitted its completed questionnaire.)
- Changes to local policing.

Cllr Oatham asked D Cllr Mrs Channer if there is any update on the tree clearance at Nipsell's Chase. D Cllr Mrs Channer replied that investigations are still ongoing.

The Chairman closed the public session of the meeting and reopened the meeting at 8.34 p.m.

The Chairman brought forward agenda item 121, Footpaths. For ease of reference, the item is minuted in its original agenda position.

D Cllrs Mrs Penny Channer, Mrs Beverley Acevedo and Michael Helm left the meeting at 8.55 p.m.

112. Finance

Councillors received a list of all payments and receipts approved by the Finance Committee. Cllr Hawkes proposed accepting both the payments and receipts. The Chairman seconded the proposal, all in favour; payments and receipts accepted. The approved list is included within this month's Finance Committee minutes.

Verification of the bank reconciliations was noted; bank statements and reconciliations were signed by Cllr Hawkes during the Finance Committee meeting.

Quarterly Accounts – deferred to the next meeting.

Staff Salaries – Cllr Massenhove did not participate in the meeting or vote. Cllr Hawkes proposed increases to staff salaries in accordance with the recommendations made by the Personnel and Finance Committees: -

- the Clerks salary is incremented to SCP 22
- the Groundsman's salary is increased in line with SCP 12, backdated to 1st January 2015
- the Caretaker's salary is increased by £0.20 per hour in line with its current scale.

The Chairman seconded the proposal. 6 in favour, 1 abstained. Motion carried.

Budget 2015/16 – The Chairman requested that councillors e-mail their budget suggestions to the Clerk. A meeting will be held in December for the full council to agree the budget.

113. S106 Expenditure

As agreed during the public discussion session, representatives of the youth club will meet with the Lawling Park Committee meeting prior to further discussion at the next full council meeting.

114. Planning

The following applications were considered and comment to the Planning Authority agreed: -

HOUSE/MAL/15/00968

Single storey rear extension.

40 Heron Way Mayland Essex CM3 6TP

Following discussion, the Chairman proposed that the recommendation to MDC is the granting of planning permission. Cllr Duncan seconded the proposal, all in favour.

FUL/MAL/15/00976

Conversion of existing barn to dwelling with associated alterations.

Barn at Little Ashtree Farm Steeple Road Mayland

Following discussion, Cllr Oatham proposed that the recommendation to MDC is the refusal of planning permission. Cllr Spires seconded the proposal, all in favour. The following reasons were given: -

- The site is outside of the settlement boundary
- The proposed development is out of character with the surrounding area.
- This is inappropriate use of an agricultural building and land.

The following decisions made by the local Planning Authority were noted: -

FUL/MAL/15/00683

Vary condition 3 of application OUT/MAL/14/00130 to increase the width of the proposed building by 3.1m.

Manspeed Sunnyside Grange Avenue Mayland

APPROVE

FUL/MAL/15/00637

Siting of a 20ft storage container for storing canoes and wind surfers to replace existing storage shed

Harlow Sailing Club Sea View Parade Mayland Essex

APPROVE

FUL/MAL/15/00702

Removal of condition 3 - external lighting of approved application FUL/MAL/13/00982 (erection of tack & feed room and two stables on field).

Land Adjacent 10 Mill Road Mayland Essex

APPROVE

HOUSE/MAL/15/00810

Single storey rear extension. Garage conversion including raised roof height.

14 Wembley Avenue Mayland Essex CM3 6AY

APPROVE

OUT/MAL/15/00179

Outline planning permission for a residential development comprising up to 150 residential dwellings (Including 30% affordable housing), structural planting and landscaping, informal public open space and childrens play area, surface water attenuation and associated ancillary works, with all matters reserved for future determination with the exception of access.

Nipsells Farm Lodge Nipsells Chase Mayland Essex
REFUSE

OUT/MAL/15/00824
Proposed construction of three 2 bedroom cottages
Land Adjacent The Old School House Southminster Road Mayland Essex
REFUSE

LDP/MAL/15/00825
Single storey rear extension
83 Imperial Avenue Mayland Essex CM3 6AJ
APPROVE

The following appeal decisions made by the local Planning Authority were noted: -

HOUSE/MAL/15/00598
First floor alterations including raising height of existing roof and removal of existing dormers
Crusoes 19 Princes Avenue Mayland Essex
APPROVE

HOUSE/MAL/15/00659
A single storey extension to an existing single storey dwelling.
8 Mayland Green Mayland Essex CM3 6BD
APPROVE

115. Clerk's Report

The Clerk's update on matters from the previous meeting was noted.

116. Lawling Park Committee *including Bakersfield, Lawling Playing Field & Dog Walk Area*
Each Councillor has received a copy of the minutes from the previous LPC meeting.

Car Park Licence – A request from Dr Rudman for clarification regarding the draft new document was noted. The issue of differentiating between use of the car park by the school and by members of the public was discussed. It was considered that this could only be resolved fully by the granting of a lease, which the parish council does not wish to do. Having prepared the draft document, Cllr Massenhove will assist the Clerk in responding to Dr Rudman's query.

Hedgerow at Lawling Park – It was agreed to write to the resident again, enclosing a copy of the council's original letter, re-iterating the stance of the council and requesting that the resident submits their suggestions for re-instatement of the hedgerow, in particular the semi-mature trees. Clerk to action.

Bootsales – Deferred to the next meeting

It was reported that the council's lawnmower may require replacement. Cllr Oatham agreed to meet with our Groundsman to verify whether repair might be viable or if replacement is necessary. .

117. Neighbourhood Plan Committee

Each Councillor has received a copy of the minutes from the previous NP meeting.

118. Highways

Cllr Duncan observed that the design of the new bus shelter in Steeple Road, being open fronted, does not protect waiting passengers against water spray from the road; the old one was preferred. This has been reported through Latchingdon Parish Council's clerk.

119. Parks & Open Spaces including *George Everitt Memorial Park, Cardnell Brothers Memorial Park Field & Mayland Nature Reserve*

Disposal of the cut-back vegetation at the nature reserve was discussed. Cllr Spires proposed that the debris should be burned responsibly by two councillors. Cllr Duncan seconded the proposal. All in favour. Motion carried.

120. Village Environment including *Lighting, Vandalism, Sea Wall, Transport*
French drain at Bakersfield – Deferred to next meeting.

Cllr Duncan reported that Cold Norton Parish Council is considering alternative suppliers for street lighting electricity. The Clerk responded that a letter of authority has been submitted to permit investigation into a competitive electricity tariff for street lighting, hall and floodlighting electricity for Mayland Parish Council.

Cllr Duncan reported that he will be attending a DEBUG meeting at which a proposal to stop the Sunday bus will be considered. He will object to this.

Cllr Oatham noted that there is to be a new service from the Park and Ride to Broomfield Hospital.

121. Footpaths

Cllr Spires summarised the sequence of events relating to Mayland Parish Council's calls for residents to submit evidence of use in order that the pathway between Sea View Parade and Nipsells Chase can be added to the definitive map as a public right of way. (Each event Cllr Spires referred to is documented within previous parish council minutes and/or published in the *Maylands Mayl.*)

There had been some communication with landowners about this, although no agreement as to the creation of a public right of way, or its route, was ever made. The land has since changed ownership. The new owner has, today, contacted the parish council regarding a proposed pathway route identified on an approved planning application for works to trees (which were recently carried out at Nipsells Chase).

There was some discussion, following which it was reiterated that the parish council is continuing to collect evidence of use of the original pathway route.

122. CCTV

The contactor has said that he intends to carry out the outstanding work this week. It was noted that Mr Pettitt still needs to be involved.

123. Training

The Chairman proposed agreeing funding for two people (of whom the Groundsman will be one) to attend legionella awareness training. Cllr Duncan seconded the proposal. All in favour. Clerk to accept quotation.

124. Correspondence

A Business Register and Employment Survey from Office for National Statistics was noted. This has been completed and returned.

125. Items for Next Agenda

S106 Expenditure / proposed hall extension

All deferred items: -

- Quarterly Accounts
- Bootsals
- French drain at Bakersfield

Picnic and garden areas

The meeting closed at 10.06 p.m.

Date of next meeting, Tuesday 10th November 2015.