

# TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 25<sup>th</sup> April 2018 commencing at 7.30pm in the Parish Rooms.

**Present:** David Hillyer (DH), Roger Lancaster (RL), Simon Lewington (SL), Simon Plater (Chairman)

**Admin:** Michelle Curtis (MC)

Rob Crees, Simon Plater, Steve O'Donnell are members of Tollesbury Parish Council.

Andrew St Joseph is a District Councillor – Maldon District Council.

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The meeting opened at 7.30pm.

There were 5 members of the public present.

**1. Apologies for Absence**

There were apologies for absence from Rob Crees, Gail Norton, Sue Palmer, Steve O'Donnell, Steve Smith and Andrew St Joseph.

**2. Notes from the previous meeting**

The notes from the previous Housing meeting held on 30<sup>th</sup> March 2018 were agreed as a true and accurate record of the meeting.

**3. Neighbourhood Plan – Tourism and Leisure**

Based on the discussions from the previous meeting DH had put together Draft Community & Leisure Policies for Tollesbury (Appendix A).

Discussions took place regarding speeding jet skis in the creeks and it was suggested that something should be included in the policies to address this issue.

DH agreed to contact Nigel Harmer, River Bailiff – Maldon District Council, to seek further advice.

A member of the public suggested that improvements to footpaths could be included as a policy - Linking footpaths between West Street and Prentice Hall Land.

The Clerk advised a draft policy had been agreed at the Marine meeting regarding the footpaths, as follows:

**POLICY M1**

*Tollesbury Parish Council will work with the public and a range of partners to better maintain a more attractive waterfront area for Tollesbury:*

- *Formalise the walking routes and linking with other established walking routes around the village. Tollesbury Parish Council will support and work with Natural England to implement the coastal path.*

The document was a good starting point and further work would be carried out to improve the policies and pre-amble. The Chairman thanked DH for his hard works in putting together the draft document.

**4. Rural Areas**

There was a general discussion regarding Rural Areas and the conversion of farm buildings to dwellings/offices.

The Chairman advised more farm buildings are being allowed to change to residential properties – to a maximum number of 3 providing they comply with the criteria.

The Chairman stated the environment around Tollesbury is heavily protect with SSSI's etc.

The following policies were suggested:

- Encourage use of small agricultural buildings to lighter industrial and craft-based uses.
- Encourage appropriate developments in the farming community.

**5. Next Meeting**

Wednesday 20<sup>th</sup> May 2018 commencing at 7.30pm in the Pavilion

The meeting closed at 9.05pm.

**POLICY TOURISM & LEISURE TOPICS MINUTED IN 28 MARCH 2018 MEETING**

- Maintain and improve Woodrolfe Hard and public access.
  - Support 25 additional car parking spaces over the next 5 years.
  - Encourage alternative transport i.e. cycling, water.
  - Maintain low water access.
  - To maintain areas in their current planning class use
  - Continue to support existing facilities.
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**COMMUNITY & LEISURE FACILITIES**

Community general assets:

- Rural village setting
- Estuary and coastal setting of saltmarsh and waterfront
- Rural and estuary paths

Community specific assets:

- Parish cemetery
- Recreation Ground
- Pavilion
- Parish Rooms
- St Mary's Church
- Congregational Church & Centre
- Free Mason's Lodge
- Lighthouse Bookshop
- Primary School
- Hasler Green
- Activity Centre
- Woodrolfe Green (car park, public toilets and recreational green)
- Sailing Club
- Salt Pool
- Public Hard
- Tollesbury Marina & Clubhouse
- Tollesbury Saltings Limited
- FACT Trinity Centre
- Tollesbury Fairways Committee moorings

**GENERAL STATEMENTS**

We value our rural and estuary setting, located on the east coast six miles from both Maldon and Tiptree and ten miles from Colchester. The mainline train from Witham to London lies seven miles north west takes 45 minutes to reach the capital city. Tollesbury is a place where the busy-ness and occupation of town and city connects with agriculture, sea and a vibrant rural community.

Though a small community of 2,621 population, the village supports a more than 15 public meeting places, serving an active range of 40 interest groups.

The link with the North Sea through the estuary margins has shaped the community's economy, through fishing, boatbuilding, sail making and sailing. Recreation and leisure now feature as important users of the area.

The natural estuary habitat, with its saltmarsh coast is cited as being of international importance provides a unique setting for boating, bird watching and walking, all of which embrace the precious environment and biodiversity.

Public access to the tidal estuary waters at Woodrolfe Hard is important, it enables the free use of the water for sailing, rowing and canoeing. Community moorings are available in the Crown owned fairway administered by Tollesbury Fairways Committee which serves 150 boat owners, their families and friends.

The tidal Salt Pool is a historic and valued feature of the waterside, which has in recent years been improved for safety, convenience and better facilities. This not only benefits the local community but has also encouraged many new visitors.

The seawall coastal footpath is an enduring feature of the Tollesbury estuary setting. Maldon District Council and Natural England jointly launched the Maldon to Salcott footpath route as a part of the England Coast Path in 2017 and named Tollesbury one of five Saltmarsh Coast Hubs for information and access, thus encouraging visitors.

The wide estuary landscape with adjacent rural agricultural setting embraces the Tollesbury community which sits on an eminence of some 30 metres above sea level.

## **POLICIES**

Community meeting venues and clubs will be fully supported, and owners will be encouraged to develop and maintain their premises and facilities.

Maintain and improve access to the tidal water for launching and recovery of boats.

The tidal fairway into Tollesbury is prone to siltation. We seek creative and sustainable ways to improve tidal access within the fairway, through assistance from local businesses, leisure users of the waterside and supportive funding agencies.

Low water access to the estuary is important, and ways to improve this from both Woodrolfe Creek and the southern boundary of the River Blackwater are important.

Ferry links with other communities on the River Blackwater is a community ambition.

Cycling to and from Tollesbury is to be encouraged, and so safe parking and other facilities must be considered.

Car parking to serve increasing visitors is essential. This must be achieved in concert with environmental and landscape essentials.

- The present car park at Woodrolfe Green where there are public toilets has scope for more cars, and so is a priority for development.
- Creative ideas will be explored such as shared use of winter time boat hardstanding in commercial ownership; summer time use of grass fields; shared use of commercial business car parks at weekends; use of available sites in the village.