

Present: Cllrs Bell, Gilbert, Goldie, Hawes, Page, Rogers, St Joseph

In the Chair: Cllr Plater - Chairman

Clerk: Michelle Curtis

Also present: Andrew Gilbert – Chairman of HART
4 members of the public

1. Apologies for Absence

There were apologies for absence from Cllrs Clare, Ferneyhough and Inwood.

There were also apologies for absence from District Councillors Stephens and Thompson.

2. Declarations of Interest

Cllr Gilbert declared interests as follows:

- Personal interest regarding agenda item 6.1, planning applications 23/01160/OUTM and OUTM/MAL/23/00548, as her husband is the Chairman of HART, who is campaigning against the applications.

Cllr St Joseph declared interests as follows:

- Personal interest regarding agenda item 6.1, as he knew the landowners and had a previous business arrangement with the applicant for planning application OUTM/MAL/23/00548.

Cllr Goldie declared interests as follows:

- Personal interest regarding agenda item 6.1, planning application 23/01200/LBC, as she knows the landowner.

3. Public Forum

Andrew Gilbert, Chairman of HART, spoke regarding the two planning applications for West Street, 23/01160/OUTM and OUTM/MAL/23/00548. Andrew reported:

- With regards to application OUTM/MAL/23/00548, additional documents have been submitted to Maldon District Council (MDC), and people can comment on the new documents.
- The archaeology on both applications was there long before West Street, so whatever is applied to one site should be applied to the other. It is hoped that if either site goes ahead, the cost of any archaeological survey or digging will not be considered, and affordable housing will not be lost as it was at the Bus Depot site in New Road.
The Chairman said the applicant would bear any cost for an archaeology survey or full dig. The site could be unviable if the applicant is required to conduct a substantial archaeological exploration. A full archaeological exploration would be very costly.
Andrew said he believes a desktop survey was done rather than a site visit.
- With regard to the access on the land north of West Street, the transport assessment is very detailed. It mentions moving the village boundary to keep any

building within the 30mph zone. A few paragraphs later, the document states, "This is not essential".

The Chairman stated that a new village boundary would be expected if either site were to go ahead.

- The Housing Needs Survey Report summary identifies 6-8 units being required and not 159 or 200 in the village.

The Chairman stated that this was incorrect. Approximately 50 houses were required.

A resident stated that she had submitted some archaeological information to MDC and was advised it would be passed on to their archaeological team.

A resident reported that with regard to planning application 23/01160/OUTM, there are two new documents, the preliminary survey and the planning application, which are redacted and bear no resemblance to the original application. Both documents reference information on badger sets, one within the development site and one outside. The document is marked confidential. MDC has been made aware.

The resident also pointed out that the traffic assessment item 6.4.13 indicates that "..... additional pre-school and primary school facilities are located within Tolleshunt D'Arcy within a comfortable cycling distance of the site to the west of the site."

Councillors agreed that Tollesbury Road is unsafe for children to cycle to pre-school and primary school facilities in Tolleshunt D'Arcy. It is a 60mph road with no paths or cycle routes.

A resident stated that when she was a District Councillor when planning for Tollesbury was discussed, the question of the landscape was a prominent objection. In any reply to MDC, it would be worth mentioning that both sites have a listed landscape designation. The Chairman reported that a Visual Landscape Assessment was carried out on both sites as part of the Neighbourhood Plan process. The report indicated that the landscape on the south side was much more sensitive than the north side.

4. County Councillors and District Councillors

There were no County or District Councillors present.

5. Minutes of the Meeting held on the 9th January 2024

Resolved: The Minutes of the Parish Council Meeting held on 9th January 2024 be approved as a true and accurate record of the meeting. Proposed Cllr Goldie, seconded Cllr Bell. Unanimously agreed by those who attended.

The Chairman signed the Minutes.

6. Planning

6.1 Planning Applications

In accordance with the declaration disclosed Cllr Gilbert left the meeting.

Application No: 23/01160/OUTM PP-12537071

Proposal: Outline planning application with all matters reserved except access for up to 159 residential dwellings (Use Class C3), including 40% affordable housing, pre-school (Use Class E(f) and F1(a)), a road link connecting West Street to North Road, ancillary infrastructure, public open space, play space, suitable alternative natural greenspace (SANG) and sustainable drainage.

Location: Land North Of West Street Tollesbury

Resolved: Unanimously agreed to strongly object to the application as it contradicts policies S1, S2, S3, S7, S8, T1 and T2.

Action: Chairman to draft an initial response to MDC.

Councillors were concerned regarding the accuracy of the Transport Report, and it was suggested that an independent review of the Transport Reports was carried out.

Councillors were also concerned about the additional vehicle, bicycle and pedestrian traffic, particularly passing through East Street, High Street and The Square.

Action: Clerk to speak to the Internal Auditor to clarify whether Parish Council monies could be spent on such an assessment.

Action: Chairman to obtain quotations for an assessment of the Traffic Report.

Revised Documents

Application No: OUTM/MAL/23/00548 PP-12120649

Proposal: Outline planning application with all matters reserved except access, for up to 200no. dwellings (Use Class C3); new site access and internal access roads; a new community building (Use Class F2(b)); land for a community car park (Sui Generis); car and cycle parking; landscaping; sustainable urban drainage systems; public open space; Local Equipped Area for Play ('LEAP'); and associated infrastructure.

Location: Land Opposite Prentice Hall Farm Prentice Hall Lane Tollesbury

Resolved: Unanimously agreed to submit no further comments on the new documentation submitted by the applicant. The Parish Council stands by their decision on 1st August 2023 to strongly object to the planning application.

A resident arrived at the meeting (8.50pm)

Cllr Gilbert returned to the meeting.

A resident left the meeting.

Application No: 23/01200/LBC PP-12572358

Proposal: Repair of brick building for use as a farm office and training room

Location: Building C Bouchiers Barn Back Road Tolleshunt D'Arcy

Resolved: Unanimously agreed to recommend approval of this application.

6.2 Planning Decisions by Maldon District Council

PDE/MAL/23/01057 – 49 North Road - Prior approval not required

6.3 Planning Appeals – None received

6.4 Planning Appeal Decisions – None received

6.5 Tree Preservation Orders for information – None received

7. Fellowship Afloat Charitable Trust – Tolfish Hump

Resolved: Unanimously agreed to renew the Licence Agreement for Tolfish Hump for 2024. The cost of the annual license is £11.

The Chairman signed the Licence Agreement on behalf of the Parish Council.

8. Administration

The Clerk reported that she had received two donations for Woodup Pool; one for £30 from one swimmer and the other for £195 from a group of swimmers.

Cllr Hawes read out the card which came with the £195 donation:

“Please find £195 enclosed as a donation from various swimmers towards the upkeep of the Saltie.

We really appreciate the opportunity to swim all year and recognise the efforts of FACT and yourselves in allowing us to do that.”

9. Community Matters

Cllr St Joseph reported:

- Tollesbury Climate Partnership (TCP) has offered additional trees for infill planting at the Recreation Ground. If the Parish Council wishes to consider this, TCP will provide more detailed information.

Councillors agreed that they would be willing to consider the proposal from TCP.

Action: Cllr St Joseph to request more detailed information.

- The high tide on Monday, 15th January 2024, was 4 inches lower (Appendix A) than the high tide in February 2022 (Appendix B). In 2022, the high tide topped Woodup Pool.
- When he was recently at Woodup Pool, he noticed that a section of the concrete slabs was exposed (Appendix C). Cllr St Joseph had discussed this with Ben Parmenter, and a possible solution would be to install some stakes posts and cover the area with clay (Appendix D).

Action: Cllr St Joseph to explore further and report to the Council.

10. Dates of the Next Meetings

Tuesday 23rd January 2024 – Environment & Amenity Committee – 7.00pm – Pavilion

Monday 5th February 2024 – Woodrolfe Hard Committee – 7.30pm – Pavilion

Tuesday 6th February 2024 - Full Council Meeting – 7.30pm – Pavilion

Tuesday 20th February 2024 - Full Council Meeting – 7.30pm – Pavilion

Monday 26th February 2024 – Woodup Pool Committee – 7.00pm – Pavilion

Tuesday 5th March 2024 - Full Council Meeting – 7.30pm – Pavilion

Tuesday 12th March 2024 – Finance Committee – 7.30pm – Pavilion

Tuesday 19th March 2024 - Full Council Meeting – 7.30pm – Pavilion

Tuesday 19th March 2024 – Recreation Ground Committee – To be rescheduled

The Chairman closed the meeting at 9.13pm.

Signed.....

Date



Appendix B





