



Notice is hereby given that the Meeting of the Environment & Amenity Committee will be held on Wednesday, 7<sup>th</sup> August 2024, in The Pavilion, Tollesbury Recreation Ground, Elysian Gardens, commencing at 7.00pm, to which members of the Council are summoned for the transaction of the under-mentioned business.

*M. Curtis*

Michelle Curtis – Clerk to the Council/RFO

30<sup>th</sup> July 2024

Councillors: S Plater, M Bell, C Page, J Rogers

Non-Voting Member: E Bamford

### **Recording of Meetings**

The meeting will be recorded to assist the Parish Clerk to compile the minutes. The recording will be deleted afterwards.

## **A G E N D A**

1. **Chair**  
To elect a Chair for the forthcoming year
2. **Vice-Chair**  
To elect a Vice-Chair for the forthcoming year
3. **Apologies for Absence**  
To receive apologies for absence
4. **Declarations of Interest**  
To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable Interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members. (Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting.)
5. **Public Forum**  
Public participation - Residents wishing to raise a matter in the public forum should inform the Parish Clerk of the topic by noon the previous working day
6. **Minutes**  
To confirm the minutes of the Meeting held on 16<sup>th</sup> April 2024
7. **Finances/Earmarked Reserves**  
To carry out a review of the Amenities Finances and Earmarked Reserves

**8. Quarterly Inspections**

To receive the Quarterly Inspection Reports dated 1<sup>st</sup> July 2024

**9. Environment & Amenities**

To consider matters relating to:

**9.1** Allotments

**9.2** Hasler Green

**9.3** Woodrolfe Green

**9.4** Cemetery

**9.5** Highways/Footpaths

**9.6** Street Lighting

**9.7** Dogs/Litter Bins

**9.8** Defibrillators

**9.9** War Memorials

**9.10** Bus Shelter

**10. Cemetery**

To receive and discuss emails from two residents regarding the land at the Cemetery

**11. Allotment Rules and Regulations**

To review the Allotment Rules and Regulations

**12. Other Matters**

To discuss any other matters relating to the Environment and Amenities

**13. Date of the Next Meeting**

The date of the next Environment and Amenity Committee is to be confirmed.

If you would like an item on the agenda at any Parish Council or Committee

Meeting, please submit your request in writing to the Parish Clerk at least a week before the meeting.

**Clerk:** Michelle Curtis

**Address:** PO Box 13205, Maldon, Essex CM9 9FU

**Telephone:** 01621 869039 **Email:** clerk@tollesburyparishcouncil.gov.uk

**Amenities/Cemetery Finances  
As at 30th July 2024**

	Expenditure to Date	2024/25 Budget	Variance	
<b>Amenities Expenditure</b>				
Miscellaneous	£483	£750	£267	
Allotments	£0	£750	£750	
Hasler Green	£100	£400	£300	Grounds Maintenance
Community Engagement Team	£0	£1,650	£1,650	
Woodrolfe Green	£167	£670	£503	Grounds Maintenance
Maintenance	£0	£1,000	£1,000	
<b>TOTAL</b>	<b>£750</b>	<b>£5,220</b>	<b>£4,470</b>	
<b>Amenities Income</b>				
	Income to Date	2024/25 Budget	Variance	
Allotment Income	£0	£1,333	£1,333	Allotment Renewals - October

	Expenditure to Date	2024/25 Budget	Variance	
<b>Cemetery Expenditure</b>				
Miscellaneous	£0	£100	£100	
Contract	£1,700	£6,700	£5,000	Grounds Maintenance
Water/Sewage Rate	£231	£150	-£81	
Rates	£190	£450	£260	£48 per month
<b>TOTAL</b>	<b>£2,121</b>	<b>£7,400</b>	<b>£5,279</b>	
<b>Cemetery Income</b>				
	Income to Date	2024/25 Budget	Variance	
Fees	£11,804	£5,155	-£6,649	

<b>Earmarked Funds</b>	
Amenities	£727
<b>TOTAL</b>	<b>£727</b>
Less Committed Expenditure:	
Tree Work	-£500
<b>TOTAL</b>	<b>£227</b>

Earmarked Reserves  
Amenities

Committed Project Description	Other information	Expection Completion	Total Project Cost	Budgeted Cost To Date	EMR Balance	Additional comments
<b>Opening Balance 01.04.24</b>					1,522	
Transfer from General Reserves	Budget 2024/25 - Trees Cemetery Budget 2024/25 - Trees W/Green and H/Green			1,000	1,000	
				500	500	
Tree Work Cemetery	Cost of project spread over two years (2023/24 and 2024/25) - total cost £2295	2024	2,295	2,295	-2,295	Work completed
Allocated to tree work				-500	-500	
<b>TOTAL</b>				<b>3,295</b>	<b>227</b>	

**ROUTINE OPEN AREA INSPECTION REPORT**  
**ALLOTMENTS, STATION ROAD**

Date of Inspection: 01/07/2024

	Comments
PC Signs	Dog fouling signage requires replacing – see picture
Water Taps x2	No issues
Footpath	
Trees & Hedges Southern Boundary	No issues
Trees & Hedges Northern Boundary	No issues
Trees & Hedges Eastern Boundary	No issues
Water Butts	No issues
Entrance Gates x2	Bottom gate, lots of vegetation grown around the gate
Other	Hoses left of several plots, a potential trip hazard

Inspection carried out by: [Redacted] – Amenities Officer

Signed:

[Redacted Signature]

This area is being monitored for

# Dog Fouling



Maldon District Council has a zero tolerance approach for dog owners who fail to clear up their dogs' waste.

Help us to help you - Give us information to help convict these persistent offenders and we can clean up the Maldon District.

Let's stop the mess and start making a difference.

Community Engagement Team  
Maldon District Council  
01621 854477



[www.maldon.gov.uk](http://www.maldon.gov.uk)

MALDON  
DISTRICT  
COUNCIL

**ROUTINE OPEN AREA INSPECTION REPORT**

**WOODROLFE GREEN**

Date of Inspection: 01/07/2024

	Comments
Bench	No issues
Litter Bins	No issues
Dog Bin	No issues
Trees	No issues
Amenity Area (Parking)	Wooden bollards at the entrance appear to have been hit, and signs damaged – previously reported. Potholes – previously reported. The area around manhole cover have been dug out – see pictures

Inspection carried out by: [redacted] – Amenities Officer

Signed:

[redacted signature]



**ROUTINE OPEN AREA INSPECTION REPORT**  
**HASLER GREEN**

Date of Inspection: 01/07/2024

	Comments
Footpath	No issues
Litter Bin	No issues
Lamppost	Leaning to the right – previously reported
Trees	No issues
	Various holes were dug at Hasler Green – see pictures Piles of bricks left in the corner near the streetlight – These have now been removed

Inspection carried out by: [REDACTED] – Amenities Officer

Signed:

[REDACTED SIGNATURE]





**From:** [REDACTED]  
**To:** tollesburypc@btinternet.com  
**Date:** Apr 8, 2024 9:29:32 AM  
**Subject:** Cemetery

Morning Michelle

Sorry to trouble you, but whilst I was wrapping up the papers on the Welbeck development application yesterday, I noticed that the Wardell-Armstrong's Geo-Environmental Desk Study Report identifies on page 1 Executive Summary specifically highlights our Cemetery as having "the potential for groundwater and ground gas pollution from the nearby Cemetery". The document is at <https://cdp.maldon.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=2195620>

Whilst I have no knowledge of this sort of thing, it occurs to me that there is the possibility of environmental issues for existing housing adjacent to the Cemetery, and I am wondering whether any risk assessments have been carried out on the Cemetery? Is this the Parish Council's responsibility, or does it rest with the Environment Agency? I would be very grateful if you could sign-post to me to any existing documentation, or alternatively raise the matter with the Council please.

Many thanks in anticipation

Best wishes

[REDACTED]

## EXECUTIVE SUMMARY

<b>Client</b>	Welbeck Strategic Land IV LLP.
<b>Site</b>	Land west of North Road and north of West Street, Tollesbury, Essex.
<b>Current Land Use</b>	Currently, the Site comprises agricultural fields. Generally, the Site is surrounded by agricultural land, residential housing and associated infrastructure.
<b>Past Site Use</b>	The Site has been utilised for agricultural land since 1874. Surrounding land use from 1874 to 2023 included agricultural land, followed by the development of housing estates and commercial properties to the east of the Site in the village of Tollesbury.
<b>Proposals</b>	Outline planning application with all matters reserved expect access for up to 159 residential dwellings (Use Class C3), including 40% affordable housing, a 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.
<b>Geology</b>	The Groundsure report indicates that there are Glaciofluvial superficial deposits on Site. The bedrock stratum underlying the Site is shown to comprise the London Clay Formation.
<b>Hydrogeology &amp; Hydrology</b>	The superficial deposits beneath the Site are classified as a Secondary A aquifer. The London Clay Formation is classified as unproductive strata. There are no records of surface water features on Site.
<b>Mining &amp; Quarrying</b>	There are no records of coal mining or non-coal mining on Site.
<b>Ecology</b>	Blackwater Estuary is approximately 865m to the north east of the Site and is classed as a Site of Special Scientific Interest (SSSI), Conserved Wetland, Special Area of Conservation (SAC), Special Protection Area (SPA), National Nature Reserve (NNR) and Marine Conservation Zone
<b>Geoenvironmental Risk</b>	<p>The preliminary assessment has identified potential pollutant linkages affecting human health, controlled water and built environment receptors comprising (but not limited to) the following list of organic and inorganic contaminants: metals, petroleum aromatic hydrocarbons (PAH), total petroleum hydrocarbon (TPH), pesticides, nitrates, pathogenic bacteria.</p> <p>The main risk to the Site is the potential for groundwater and ground gas pollution from the nearby Cemetery.</p> <p>The desk study concludes that there is an overall low-risk classification, for potential contamination at the Site.</p>
<b>Geotechnical Constraints</b>	The Site does not lie within a coal mining area or within a Development High Risk Area (DHRA).
<b>Recommendations for Further Works</b>	An intrusive Site investigation should be undertaken prior to the development of the Site to further assess the prevailing ground conditions, reduce the current uncertainty and fill gaps in existing information/knowledge. The Site investigation would facilitate the collection of data to support a detailed engineering/geotechnical design and contaminated land assessment and any required remedial measures .
<b>Overall Environmental Risk for Site</b>	<b>Low risk</b>

Wed 2024-05-01 9:17 AM

To:Michelle Curtis <clerk@tollesburyparishcouncil.gov.uk>

Good morning, Michelle.

With reference to the above subject matter please note the following observations based on planning application [23/01160/OUTM](#) supporting documentation, which contains several reference to the Cemetery, and the possible environmental impact of the 'Cemetery' to the development site. The development site environmental impact has been assessed on a rating of low to moderate, see:

## Supporting Documentation

### **Geo Enviro Desk Study, dated 5 March 2024, see**

<https://cdp.maldon.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=2195620>

- Executive Summary, Page 1, The main risk to the Site is the potential for groundwater and ground gas pollution from the nearby Cemetery.
- Potentially Significant Contamination Source Off Site, Page 13, Cemetery (approx. 20m south east of the Site) (Metals, fertilisers, organic matter, pathogenic bacteria, ground gases etc).
- Table 6.1: Source of Contamination and Potential Contaminants, Page 14, Source 4 – Off Site – Cemetery, Burial ground – production of a 'necro leachate' from decomposing bodies and chemicals off coffin etc. Potential for groundwater contamination and ground gases, and Organic matter, ammoniacal nitrogen, metals, fertilisers, pathogenic bacteria, ground gas generation.
- Table 7.1: Qualitative Risk Assessment, Page 17, Potential for groundwater contamination and ground gases from the nearby Cemetery.
- Section 9.4.1, Page 20, A review of desk study information concludes that there is an overall low risk classification for the Site associated with the potential contamination at Site. However, the risk of ground gas and to groundwater at the Site has been classed as low to moderate due to the potential for gas generation and groundwater pollution from the nearby cemetery.

### **Planning Statement\_Redacted, dated 29 December 2023, see**

<https://cdp.maldon.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=2170065>

- Section 6.104, Page 46, states 'The report concludes that there is an overall low risk classification for the Site associated with the potential contamination at Site. However, the risk of ground gas and to groundwater at the Site has been classed as low to moderate due to the potential for gas generation and groundwater pollution from the nearby cemetery.'
- Section 6.105, Page 46, states 'An intrusive Site investigation is recommended prior to the commencement of development to further assess the prevailing ground conditions and would inform engineering and foundation requirements as well as any required remedial measures. This could be secured by way of planning condition.'

## Observations

However, in considering the planning application development site issues of contamination I was blindsided to the more immediate parochial issues as detailed below:

- The planning application supporting documentation does not consider the environmental impact on existing residential properties on West Street, directly adjacent to the Cemetery, or on the North Road properties adjacent to the proposed development site.
- The planning application supporting documentation does not refer to 'Scoping the environmental impacts of cemeteries and crematoria', see <https://assets.publishing.service.gov.uk/media/5a7c8f2540f0b62aff6c2850/geho0112bvzy-e-e.pdf> which contains details relating to both risk and risk assessment. Similarly there is no reference to 'Protecting ground water from human burials', see <https://www.gov.uk/government/publications/protecting-groundwater-from-human-burials/protecting-groundwater-from-human-burials>
- The Parish Council Cemetery Regulations, see <https://www.tollesburyparishcouncil.gov.uk/wp/wp-content/uploads/2020/03/tpc-facilities-cemetery-rules-regulations.pdf> are silent on environmental issues, and should the Regulations be updated to reflect any mitigating circumstances.
- The Parish Council Meeting Minutes 19<sup>th</sup> March 2024, Appendix B, Digital Page 9, Risk Assessment and Management, see <https://www.tollesburyparishcouncil.gov.uk/wp/wp-content/uploads/2024/04/tpc-full-council-meeting-minutes-19.03.24.pdf> makes no reference to the Cemetery environmental issues.
- Given the above comments, on the possibility of environmental issues resulting from the Cemetery, I would welcome your advice on the duty of care and health and safety obligations, the Parish Council may have, to

the 'public' and 'workers' in their use of the Cemetery and possibly the Victory Recreation Ground.

- Would it be appropriate to develop a new combined policy document on the use of the Cemetery and the Victory Recreation Ground, considering contamination issues. It would be interesting to determine if other Parish Councils have needed to address this issue and how their issues were resolved.

I look forward to your feedback on the above in due course, and please can this topic be best handed off to either the Parish Council, or the Environment & Amenity Committee as a Public Forum item. If in the meantime, you require any additional information then please do not hesitate to contact me.

With best regards

[REDACTED]

[REDACTED]

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