

Althorne Parish Council
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MINUTES OF THE VIRTUAL EXTRA ORDINARY MEETING OF ALTHORNE PARISH COUNCIL, HELD 7.30PM, 11th FEBRUARY 2021.

Present:

Cllr Burgess, Cllr Noye, Cllr Inkpen, Cllr Davey, Cllr Bardwell and Cllr Bailey.
3 Members of the public were also in attendance.

21/027 Apologies for absence

To receive apologies for absence – Cllr Collins – due to pecuniary interest, item 21/031.

21/028 Minutes of Meetings

To approve as a correct record the minutes of the Parish Council meeting held 27th January 2021, deferred until next meeting.

21/029 Declaration of Interests

To receive 'Disclosable Pecuniary Interests, Other Pecuniary Interests or Non-Pecuniary Interests relating to items on the agenda.
See apologies.

21/030 Public Forum with respect to items on the Agenda

None.

21/031 Crouch Ridge Vineyard

To discuss and agree conclusive way forward with regards to concerns.

Cllr Burgess commented that due to the Local Development Plan having an absence of a 5 year land bank, all planning matters will revert back to National Planning Policy Framework.

Cllr Burgess read the minutes of 30th September 2020 relating to Crouch Ridge Vineyard.

20/141 Crouch Ridge Vineyard

Concerns have been raised regarding variation of opening hours and planning issues.

Planning Application 19/01004 and Section 73 Change of use of existing agricultural barn to visitors centre with storage and hard standing access.

Concerns were raised regarding the following:

Permitted Hours

Storage

External Illumination.

Excessive Advertisement Hoardings

A discussion was had regarding the internal lighting, it was felt that the lighting was as extensive as externally lighting onto the car park. It was commented that the lighting would have a negative impact on the wildlife when in use for a significant period of time.

Cllr Burgess commented that advertising signs fell under Policy 6.1 of the Local Development Plan.

Cllr Noye commented that Clayhill Vineyard signage was more in keeping with the countryside and locality.

Mr Lonergan Proprietor of Crouch Ridge Vineyard was invited to give a response.

Mr Lonergan commented that at least half of the signs are for information to the general public regarding health and safety and that Crouch Ridge Vineyard is not comparable to Clayhill Vineyard.

Cllr Bailey commented that the general public should be able to identify the site with one sign, Cllr Inkpen also commented that there are flags along the boundary.

Cllr Burgess informed that the permitted opening hours are 10am – 6pm, 7 days per week.

External Illumination – Cllr Inkpen commented that there is a lot of light spill when the shutters are up, Cllr Inkpen suggested asking Maldon District Council if the lighting is reasonable.

Cllr Burgess commented that he feels the extent of the fenestration on the north and south side of the barn is inconsistent with the original barn, the size and scale will give impact when the shutters are raised, particularly at night.

Cllr Burgess asked all members to consider if they would like to proceed with representation to the Enforcement Team at Maldon District Council to seek clarification on planning violations.

A discussion took place regarding fenestration – lighting impact

Advertisements, a) on site signage and b) remote signage. Cllr Burgess commented that the remote signage was intrusive and diminishes the area.

Cllr Bardwell asked what controls there are on signage and was planning permission needed? Cllr Burgess commented that Planning Policy D6 of the Local Development Plan relates to advertising. Cllr Bardwell asked if the signage contravened any policies, Cllr Burgess said he felt that they do contravene Policy D6, excessive signage and a cluttered street scene.

Cllr Bailey proposed contacting Maldon District Council Enforcement Team, seconded by Cllr Noye. Cllr Bardwell abstained from voting, Cllr Bardwell commented that the policy is too subjective and better guidelines would give clarity. Cllr Noye left the meeting at 8.30pm.

Cllr Burgess raised concerns regarding access which he felt was dangerous for a commercial access. Cllr Bailey commented that it is difficult to see traffic approaching if approaching from the right. It should be brought to the attention of Maldon District Council and Highways. It was commented that traffic at night is excessively fast on Fambridge Road.

It was felt that the concerns regarding traffic would fall under section B.1 of the policy document, Concerns of safety over access on a commercial site.

Planning and Licensing – Cllr Burgess asked if it was appropriate for licensing to overrule the planning consent.

The original granted licence is for 10am – 6pm, concerns were raised regarding disturbance to neighbours with additional lighting and vehicular movements.

A discussion took place regarding retrospective planning and change of use. It was felt that Maldon District Council should be ensuring permitted hours are enforced.

Cllr Inkpen commented that he felt the planning process was flawed and that there should have been a public consultation.

Signed by Cllr Burgess Chair 24th February 2021

It was felt by members that Maldon District Council should be made aware of Althorne Parish Councils concerns and that members would like to express their concerns over the process of how planning permission was granted.

Cllr Bailey asked Mr Lonergan if consideration had been given to the green cemetery with the proposal of extending licencing hours, had consideration been given to the deceased or their families.

Mr Lonergan responded that the vineyard is growing and at various times during the year the vineyard needs to promote itself later than 6pm.

Cllr Bailey asked if relatives are kept informed of the on goings at the vineyard, Mr Lonergan commented that noticeboards at the green cemetery informs of updates.

21/032 Date of next meeting and closure

Parish Council meeting 24th February 2021 @ 7.30pm

Meeting closed at 9.05pm