

Band Open Meeting - 26th January 2026

BAND Core Working Group Members attending:

Roger Moreland, Chairman
Maria Jones, Secretary
Jacque Black
Lisa Filtness
Gary Carroll
Sue Heaton
Mac McGlone, Treasurer
Annie Cook (arrived later in meeting)

Attendees:

Bob Andrews
Tracey Parkin
Gavin Rouse
Alan Clarke
Helen Rouse
Christine Jarratt
Lisa Lowe
Karen Sleigh
Philip Brown
Steve Filtness
Steve Coppock
Sue Lintott
Andrew Heaton
Frank Stubley
Dina Kelly
Ria Jennings
Rachel Marsh
Steve Jennings
Jan Overby
Jane Burgess
Randall Overby
Richard Burgess
Shirley Murphy
Lyn McGlone
Alan Murphy
Steve Clarke
Justin Archer
Warren Crampton
Emily Gilmore
Paul Miller

Steven Finney
Tracy Miller
Gisela Finney
Sue Skilton
Elaine Newman
Adrian Skilton
Barry Newman
Steve
Richard Parr
Simon
Brian Kilmartin
Su Di Capite
Richard Griffiths
Pierot Di Capite
David Poulton
Andrew McGettigan
Jonathan Angell
Maria McGettigan
Vince Sleigh

Apologies:

John and Maria Perott
George and Pat Gray
Jane and Keith Lodge
Tilly Tattini
Mark Garstang
Nicole and Petro Magliola

Agenda:

1. Welcome and Summary of the Current Position
2. Formal Establishment of BAND
3. Adoption of the constitution

4. Election of Officers
5. Financial report
6. Transport Consultant
7. Next Steps
8. Any other Business

SUMMARY OF MEETING MINUTES

1. Welcome & Background

- The Chairman opened the meeting, thanking everyone for their support and inviting anybody who was volunteering to support the work of BAND to hand in their completed forms. No new committee nominations were received.
- The Working Group members introduced themselves.
- It was outlined how quickly the Core Working Group had had to get to work after the last open meeting. This was due to Welbeck Land submitting their planning application very soon after the open meeting.
- Thanks were given to Arc (John Perrott & Rhys Burton) for producing materials. Their support had been invaluable and the work that had been done over the last few months would not have been possible without that support. Thanks were also given to Julie Saunders and her volunteers in Southminster for the objections they had generated through going door-to-door.
- 458 objections were submitted to Maldon District Council, with only one neutral comment — a strong outcome for the group.

2. Formal Establishment of BAND

- The group intends to become a formally constituted organisation to strengthen credibility, access any potential funding if that becomes available to the group, obtain public liability insurance, and ensure good governance, continuity, and accountability.

3. Adoption of the Constitution

- Constitution drafted by the Working Group was discussed.
- Constitution was unanimously adopted.

4. Election of Officers

- No individual nominations were received and the Core Working Group members had indicated their willingness to stand for office by putting themselves forward en bloc on a completed nomination form.
- Members were elected en bloc with unanimous approval.

5. Financial Report

- The Treasurer provided an overview of the financial profile of Welbeck Land (the applicant), noting their financial structure and past land activity.
- BAND now has a Barclays account with three signatories: The Chairman, the Treasurer and Core Working Group member, Lisa Filtness.
- 62 households made 64 donations totalling £3,371.
- The transport consultant's fee and expenses totalled £2,240.23; public liability insurance was expected to be around £200.
- Further fundraising will be needed if BAND is to be in a position to engage a barrister.

6. Transport Consultant Findings

- Bruce Bamber (Railton TPC Ltd) produced a detailed transport report confirming multiple concerns, many of which had been previously raised.
- Key findings included:
 - Mill Road is too narrow for safe vehicle/pedestrian use.
 - Footways are inadequate, poorly lit, and cannot be widened.
 - Parking issues create safety risks.
 - Footpath 14 cannot be safely upgraded.
 - Bus access is inadequate.
 - Several Active Travel England criteria not met.
 - Multiple junction and safety issues at Mill Road, Eves Corner, and Green Lane.
 - Construction traffic impact is significant and would negatively impact highway safety.
 - Overall, the development of the Romans Farm site was felt to be unacceptable on transport/highway grounds.
 - Para 116 of the National Planning Policy Framework (NPPF) was cited as a primary reason for the application to be refused due to negative highway safety impacts which could not be mitigated.
- The report has been shared with Maldon District councillors (any of whom could be asked to sit on a District Planning Committee to consider the application), Sir John Whittingdale MP, emergency services (fire and ambulance), and the Chief Planning Officer at Maldon District Council. He has confirmed that the report will be passed to the Case Officer who will upload it as evidence to the Planning Portal.
- A number of questions were asked on a range of topics, which included alternative access roads for construction traffic, compulsory purchase risks, Maldon District Council not commissioning transport reviews of their own and Essex Highways' limited involvement.

7. Next Steps

- Determination date was 30 December; Welbeck has until 30 June to lodge an appeal unless discussions between them and Maldon District Council have resulted in agreement that there would be an extension of that deadline to enable the Planning Committee to consider the application at a future meeting.
- The different appeal types were discussed (written representation, hearing, inquiry). The key point was that they would each have different costs.
- It was noted that if the case was to proceed to an appeal, then a barrister would be required to give our case the best possible chance to win. It was not possible to be accurate on what level of funding would be required because not enough information was available at this stage and each appeal style had different demands on a barrister's time. It was noted that an inquiry had a very much greater financial requirement than the other two.
- The Working Group will examine different ways that funding could be generated to reduce the level of the donation request as far as it could. The meeting was made aware that the alternative was a "DIY" approach to representations at appeal and that that would very much reduce the chances of success.
- The Working Group will develop the estimates of what is required as the situation became clearer with more information available on the way forward. The different options that could be employed will also be examined. It will then communicate what is being asked of everybody as soon as it can and as clearly as it can.
- The Working Group encouraged members to write to as many potential decision makers as possible in order to maintain momentum and to show them that there was a weight of

opinion behind the case for refusal. The Working Group will provide guidance on what to write and the people to contact.

8. Any Other Business

- Group has been engaging the wider Burnham community; positive interactions reported.
- BAND has been asked for help with other developments in the locale the Working Group has limited capacity at the moment. It had discussed how best to help and this was felt to be by interested people coming together to form a Committee and then the Working Group could assist by providing guidance on a more strategic level.
- Discussion on donation methods; if the work of BAND ceases or the organisation is disbanded any unspent funds would be donated to local charities.
- The Working Group was the means for people to be able to make cash donations, alternative payment methods and fundraising events.

KEY DECISIONS IN MEETING:

- Constitution adopted (unanimous)
- Working Group elected en bloc (unanimous)

ACTIONS:

- Press for planning portal upload; publish report on BAND site once public
- Member outreach to councillors (with guidance)
- Prepare funding plan for barrister and appeal scenarios
- Track Highways response and meeting/appeal timelines