

Draft

Minutes of Langham Parish Council (LPC) Meeting
8th January 2025 at Langham Community Centre 7:30pm

Attendees: Cllr Armstrong, Cllr Bottwood, Cllr Hunter, Cllr Anderson. Cllr Freeman, Cllr Brockman

Present: Clerk – Carol Harbach
5 Members of the public.

24/148 Welcome and apologies for absence

Cllr Armstrong welcomed everyone to the meeting.
Apologies from Cllr Ogawa and Cllr Barber.

24/149 Declaration of Members interests

Any declarations of interest will be brought up and declared as they arise on the agenda.

24/150 Agreement of Minutes of the meeting on 13th November 2025

These had been circulated and were thought to be a true and accurate account of events. Proposed Cllr Hunter Seconded Cllr Anderson. All Agreed.

24/151 Matters arising from the meeting on 13th November 2025

Letter to cleaning company has been drafted and this will be forwarded.

Village gateways - forwarded to Planning committee. Cllr Bottwood will contact Cllr Rowe regarding this.

One Football team is still to renew their contract this year which is being followed up by the Recreation Ground committee. If no reply is received from the team, they will be contacted to clear out their things from the unit and return their keys. Cllr Armstrong will follow up with this.

Mud on road in and around Park Lane – this will be pre-empted by a letter being sent before the new planting season. Discharged.

Rest of items are on this agenda.

24/152 Public Open Forum (Maximum 15 minutes)

Questions may be noted and answered at the next meeting.

A resident spoke about the narrow section of roadway outside Spencer Piece, which is particularly dangerous when buses and tractors meet together at this point. Could a give way sign be put up by Highways? This will be considered for the future, Cllr Bottwood will contact Highways for some ideas.

Another resident spoke about the numerous problems on Greyhound Hill, submitted by email the day before this meeting. The source of water egress may be a broken drainage pipe which was looked at briefly by Highways a few months ago but there has been no more action as yet. The salt bin in this area

has recently been shredded by a verge-cutting vehicle. There are a number of deep potholes. These matters will be followed up with Highways by Cllr Armstrong. Cllr Barber will be informed regarding the pot holes in the area.

24/153 Visitors Reports (Colchester City Council (CCC) and County Councillors)

No councillors present.

24/154 Finance

154.1 To approve payments in accordance with the 2024/25 budget
Payments made under delegated authority for Nov 24 payments due in December 2024

Clerk Salary	£1000.56
James Todd & Co Oct payroll	28.80
Contractor Nov 24	186.00
CALC – subscription fees 24/25	35.00
Barclaycard – Firework event expenses	557.48
E. Ellis plants for tubs around village	25.00
Schofield’s Ltd – storage of archive papers	82.80
Bowman & Sons – cutting of hedge at LCC	156.00
Jack Rabbit – Beer for firework event	157.50
S. Welham refund of firework ticket	17.00
P. Armstrong – reimbursement for PA hire at Firework event	120.00

Total	£2,366.14

Payments to be approved this month:

Clerk Salary	£1000.66
HMRC NI Payment	21.09
James Todd & Co Oct payroll	28.80
Contractor Dec 24	138.00
EALC - Training courses for Cllr Hunter and Cllr Anderson	720.00
Barclaycard – Christmas event expenses	75.92
Impact Medical Service Ltd – Medical and security at Firework event	650.00
A Anderson – reimbursement for Christmas Event	47.05
M. Bottwood – reimbursement for Musicians at Christmas event	300.00
C. Harbach – reimbursement for Christmas Event	18.70
Troggys Grass Cutting for 2024	1,040.00
B. Schofield Reimbursement for vouchers to Scouts and Brewers for help on firework night	200.00

Total	£4,260.22

These payments were proposed by Cllr Brockman, seconded Cllr Hunter. All agreed. Payments to be initiated by Cllr Brockman and seconded by Cllr Armstrong.

154.2 Agree budget and precept for 2025/2026

The budget has been looked at by both the Recreation Ground and Finance Committees and was recommended for approval. The documents were circulated to all Councillors prior to the meeting, with a precept request increased in line with the recommended Retail Price Index (RPI) in Sept 24 of 2.70%. The precept request for FY25/26 is therefore £ 24,800.

The proposed budget for FY25/26 was discussed further and talked through in more detail. Once questions were answered the budget and precept were proposed for approval.

Agree Budget: proposed Cllr Hunter, seconded Cllr Bottwood. All agreed.
Agree Precept: proposed Cllr Hunter, seconded Cllr Anderson. All agreed.
The precept submission will be sent to CCC by the Clerk in time for the deadline set.

24/155

Planning/Housing and Infrastructure

155.1 Items from last planning meeting

All on the agenda.

155.2 Planning Applications Decisions Received

241899 - Oakleigh, Chapel Road, Langham Colchester CO4 5NY

Front single storey extension. alterations to the external render to gable frontage, rear extension and side covered route

Approve Conditional

241891 - Honeycroft, Moor Road, Langham Colchester CO4 5NR

Detached Cart Lodge

Approved conditional.

155.3 Planning Applications Received

231765 - Barn northeast of, Langham Lodge, Lodge Lane, Langham Colchester CO4 5ND

Application for prior approval for the conversion of agricultural building to one dwelling Prior Approval Required (Approved)

PC Comment: None.

242170- 2 Shepherds Retreat, High Street, Langham Colchester CO4 5NT

Proposed Single storey rear extension.

PC Comment: Objection lodged based on planning condition 11.

242222 - Wisconsin, Langham Lane, Langham Essex CO4 5HX

Demolition of existing conservatory, erection of porch, two storey extension and single storey side extension

PC Comment: None.

242377 - Langham Hall, Dedham Road, Langham Colchester CO4 5PS

Application to discharge condition 5 (biodiversity) & 6 (lighting) of planning permission 230965

PC Comment: None.

242422 - Land south of, School Road, Langham Colchester

Application for approval of reserved matters following outline approval 220595

This had been discussed by the Planning committee with a decision to comment on some of the 29 outstanding pre-conditions. The planning authority have been contacted to extend the date until the 25th January 2025. This will now be looked at in more detail.

It is likely an objection will be submitted, based on failure to meet the requirements of planning conditions 17 and 18. LPC have requested an information sharing meeting with the site owner to raise our concerns directly. The principal concerns are around the non-functioning drainage ditch adjacent to the site, and the ongoing sewerage network problems.

PC Comment: Ongoing at moment more information is needed.

242453 - Apex 12, Old Ipswich Road, Langham Essex CO7 7QR

Occupy existing office buildings for purposes within Use Class E, including sub classes Ec, Ee and Eg(i,ii).

PC Comment: None.

242493 - Land at, Lodge Park, Lodge Lane, Langham Colchester CO4 5NE

Application for removal or variation of a condition 2 following grant of planning permission. (212967)

PC Comment: None.

155.4 Local Plan update

Cllr Bottwood gave a summary of the Colchester Local Plan Briefing 17/12/24

- Revised National Planning Plan Framework (NPPF) target for Colchester of 1,300 new homes p.a over the Plan period to 2041
- Previous target 909 p.a, uplifted to 1,290 p.a (40% uplift from previous Local Plan) rounded up to 1,300
- Previous target of 1,043 from previous Government uplifted to 1,290 by new Government
- This will include some greenfield sites
- Re-introduction of 5-year housing supply (New Govt Requirement)
- From Strategic land availability assessment stage 1 report
 - o 200+ sites identified from Call for Sites and desktop review
 - o Comment - The desktop review does not seem to have increased the Langham sites
 - o 72% of these sites deemed suitable in principle, 68 sites deemed unsuitable
 - o At the moment they have more land put forward than they need to deliver homes(Sandra Scott)
 - o Target over plan period to 2041, including homes in current supply, 20,800
 - o 11,163 to plan for over plan period
 - o Many communities will need to accommodate more growth than they have done previously
 - o Growth should be sustainable
 - o There will be some growth in smaller settlements

- o Langham is deemed a medium settlement
- o Growth can enable community benefits
 - Timescales
- o Evidence base completed 20th Feb 25
- o Findings to Local Plan Committee Feb 25
- o Preferred Options Consultation Feb/March 25
- o Submission of Local Plan for Consultation Aug/Sep 25
- o Submission of Plan to Secretary of State end on Oct 25
- o Housing Needs assessment Sep 25
- o Gypsy & Travelers accommodation Dec 25
- o Infrastructure audit & delivery plan stage 1 & 2 ongoing. Initial stage has involved desktop research (37 different types of infrastructure).

The information of what will affect Langham has not been agreed by CCC as yet and will be released when known.

The information pack from the meeting showed that there was no sewerage capacity at Langham, Dedham and West Bergholt. Housing growth is nonetheless currently projected in these areas and may fall disproportionately on Langham and West Bergholt due to Dedham's protected National Landscape designation.

155.5 Gigaclear box update and agreement of next steps

There was a meeting between Gigaclear, the Parish Council and a resident regarding the plant screening of the green Gigaclear box at the junction of Moor Road/Park Lane earlier this month. This has gone back to Gigaclear and Highways to work together to resolve this problem.

155.6 VAS/SID proposals to put forward to Cllr Barber – update

LPC are still involved with Cllr Barber with this. Ongoing.

155.7 Anglian Water (AW) update – letter received from them in December confirmed extremely slow progress with the new infiltration surveys (<30% complete). AW have also categorically rejected our key request for assignment of a dedicated local contact person to expedite a response in the event of future imminent flooding threats. Further collaborative public meetings with Anglian Water would now seem futile. A number of alternative approaches will now be considered and followed up, including:

- Dialogue and meetings with the builders/land owners/Environment Agency
- To monitor and learn from the ongoing campaigns against extensive housebuilding at Moreton-in-Marsh prior to resolution of their own frequent sewage network overflow problems by Thames Water
- A briefing in the village for residents - without AW – for information and discussion about possible next steps
- Get the television companies involved.

155.8 Turnpike Close/Ipswich Road Parking Restrictions
Red lining – another on-site meeting with residents in Turnpike Close has taken place. Car parking is still an ongoing problem and various options for parking restrictions are being investigated. North East Parking Partnership (NEPP) will also be approached regarding issuance of parking tickets.
Ongoing.

24/156 Recreation Ground Committee updates

156.1 RG update from last meeting
This was not held as was not quorate

156.2 MUGA update

An on-line survey was undertaken and we received about 30 responses which will now be reviewed in more detail by the committee. There were comments on lights and the whether it was free and whether it can be booked, these comments will be also looked at and discussed by the committee. The MUGA project will now proceed to Invitation To Tender stage.

156.3 Events

The Christmas tree was delivered and our Christmas Concert Event went ahead on 15th December. The Event was well received by residents. Thanks was given to the children who performed and the Council thanked Cllr Bottwood for organising this. This will be taken to the Recreation Ground committee to see if this can be repeated in the future.

The VE Day event may well be linked with the classic car event this year. There has also been some chat around fetes and a dog show. Villagers will be consulted to see what would likely prove most popular.

156.4 Firework proceeds

This year's fireworks proceeds were discussed but no decision on allocation to specific projects was finalised. A final wrap-up/learning points review meeting still needs to be held and this will consider funds allocation which should aim to target specific capital item(s) rather than general expenditure.

24/157 New Chairs at Community Centre

The council has received a request from the Langham Community Centre (LCC) for the purchase of some new chairs at the Community Centre. These were to be in the region of around £1,584 including VAT for another 60 chairs. This was discussed by the council and they would like to see any unwanted hard blue chairs sold or recycled and then a matched contribution from the Parish Council for the new chairs to be purchased, as part of ongoing efforts to achieve improved joint working between the LCC, Shop and Parish Council. A proposal was made for LPC to 50/50 match-fund whatever the Langham Community Centre (LCC) contributes towards the new chairs.

A Vote was then taken to approve match-funding along with the sale or recycling of the blue chairs being replaced. Proposed by Cllr Bottwood, seconded Cllr Hunter. All agreed.

24/158

Councillor's Reports

No decisions are made or action points allocated in this section.

Cllr Armstrong: Next Year's Christmas Tree will be discussed at the RG committee. The pre-Christmas brain storming session that was held by the council was informative and useful and a follow-up session will be organised soon.

Cllr Bottwood: No report

Cllr Brockman: No report

Cllr Freeman: No report

Cllr Hunter: No report

Cllr Anderson: No report

24/159

Clerk's Report and Correspondence

The Clerk had received some positive comments and thanks to the council regarding the Christmas Event that was on the 15th December 24.

24/160

Training/Events

Training that has been undertaken by Cllrs Anderson and Hunter ultimately went well after a rather slow start to the course.

Any other requirements to be given to the Clerk.

24/161

Items for the next agenda

As Above plus:

Code of Conduct – Cllr Anderson will look at in the first instance

Finance Regulations – will be looked at by the Finance Committee

Standing Orders are due March – who to review in the first instance to be agreed.

24/162

Chairman's closure of meeting

Meeting closed at 21:30.

Signed

Cllr Armstrong

Date