

Minutes of Langham Parish Council (PC) Meeting held on
Wednesday 6th April 2022

Present: Cllr Bottwood, Cllr Brockman, Cllr Emms, Cllr Armstrong, Cllr Palmer

Attendees: Carol Harbach -Clerk Langham Parish Council
Colchester Borough Councillor (CBC) Cllr Chapman
7 Members of the public

22/392 Welcome and apologies for absence

Cllr Bottwood welcomed everyone to the meeting.
No apologies given.

22/393 Declaration of Members interests

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

22/394 Agreement of Minutes of last meeting 2nd March 2022.

These were agreed as a true and accurate account of the meeting.
Proposed Cllr Palmer seconded Cllr Brockman Agreed by all.

22/395 Matters arising from the last meeting

WRC- moratorium on future building until WRC issues are resolved -ongoing. No further information was available from Cllr Chapman so the item was discharged.

Surya Foods to be covered under item under item 21/243

Email exchange with AW to be covered under item 21/402

VAS sign Cllr Barber is looking in to it. Ongoing.

Potential locations for VAS signs sites were looked at by Cllr Bottwood and Cllr Armstrong this has been complete. Discharged.

CBC S106 update later on agenda.

LPC Finance regulations have been updated and circulated. Discharged.

Other Items are due to come up on the agenda.

22/396 Public Open Forum (Maximum 15 minutes) Questions to be noted and answered at the next meeting.

A resident stated that during the recent storms the council did not collect rubbish After following this up with CBC and Cllr Chapman the resident was told it would be collected but this did not happen.

Clerk to contact Zone Warden to see if there could be an extra collection or a double collection the following time, if this happens again.

Renewed development in School Road – a resident would like to know if it is lawful or not lawful. This will be picked up later on the agenda.

22/397 Visitors Reports (CBC and County Councillors)

Cllr Chapman stated that CBC are in an election situation in three week's time.

Things have changed in the past year and CBC have tried to help individuals more than ever before. CBC are now working with the NHS as well to become more of a support bubble and directing people into social service areas for help in certain areas. This is starting in the central Colchester area and hopefully will be rolled out to Langham here in the Summer.

22/398

Finance

398.1 Matters arising from previous finance meetings – No recent meetings due to finance committee not being quorate

398.2 To approve payments in accordance with the 2021/22 Budget for March 22

C. Harbach - Clerk Salary	£810.00
HMRC – NI Contributions	3.31
Contractor invoice 3-22	192.00
James Todd & Co – payroll	24.00
Essex Association of Local Councils	
Affiliation fees EALC £257.42 NALC £60.97	318.39
Langham Community Centre Inv. 5021	154.00
Wicksteed Ltd – Last years play equipment check	72.00
A. Clarke Monuments – re-silvering of USAAF Monument	252.00
Topline – pest control	85.00

Total £1,910.70

Proposed Cllr Armstrong seconded Cllr Brockman

Bank balance as at £85,331.14

Income 21/22	£26,485.42
Expenditure	£30,901.06

Income

March –

Hire of recreation field for running race	100.00
ECC Grass cutting payment for 21/22	363.18
Reimbursement for Clerk Bursary for courses	348.75

Total £811.93

April – Precept 4/4/22 £10,698.50

22/399

Planning/Housing

399.1 Planning Applications

220174 - Little Hall, Dedham Road, Langham Colchester CO4 5PS.

Application for approval of details reserved by condition 3 of 080675 (Window detail) (27.4.22)

The application was discussed and agreed no comment.

220512 – Floral Dene, Park Lane, Langham Colchester CO4 5NN.

Replacement of garage with cart lodge with annex above for family use (8.4.22)
Cllr Bottwood to follow up with wording for website.

220513 - Floral Dene, Park Lane, Langham Colchester CO4 5NN.

Construction of a new dwelling with new vehicular access (8.4.22)

The Planning Committee recommended an objection to this application as it extends into the countryside and is not within the village envelope. Cllr Bottwood to follow up with wording.

220595 - Land at School Road, Langham. Williamsons Developments' application for outline planning permission for 30 houses with a new access onto School Road (19.4.22)

Surface Water Drainage (SUDs) plans show the site is draining into the ditch on School Road which is a concern as the ditch network is not flowing and drainage in the area of the Community Centre does not work causing that area to be flooded in bad weather. There has been investigation work on this site previously and the underground drain mole cameras could not get through due to tree roots and broken pipework. Flooding issues need to be resolved before any SuDs is released into the ditch so that a true picture of the ditch flow can be assessed before the ditch network is further loaded. There is also potential safety problems with the increase of pedestrian traffic from the new site. The pavement is in a dangerous condition and the ditch may need fencing if it is full of water in future. It was also noted that the notification letter from the LPA, issued to residents in the area, was incorrect and comments can be submitted up to the 19th April 2022. The Parish Council will include these points in their response to the LPA and will seek reserved matters should the LPA have a mind to approve this application. Action Cllr Bottwood

220605 - Land at, Lodge Park, Lodge Lane, Langham Colchester CO4 5NE

Application for discharge of condition 21 of application 192151 (2.5.22)

The Planning Committee recommended that a decision on this should be left to the planning officers with more knowledge on this subject. Hence, No objections.

220681 – Oak Bury - previous application (220634) to replace building now a new planning application for two semi-detached houses to the rear of the new building (12.4.22) The Planning Committee were disappointed that the original application did not convey more information on the proposed use of the full site which is outside of the village envelope. The Planning Committee also stated that no drainage information was provided and recommended that an objection be submitted to this application.

All recommendation from the Planning Committee were agreed by the council to be submitted to CBC.

As the applications below had date deadlines before this meeting, they were dealt with by the planning committee under delegated powers.

220466 – Alefounders House, Park Lane, Langham Colchester CO4 5NH

New loft conversion to create attic bedroom and bathroom. Extension to existing annex building (21.3.22). The main comment from the Planning Committee was that the new plans resulted in the extension not being aesthetically pleasing and out of keeping with the main building and it did not fit in with other attractive existing buildings in the vicinity. The owner, who was present, made some comments on the rationale for the design and the family need for the increased accommodation

220559 - Land rear of, Langham Cottage, 9 High Street Langham, Colchester CO4 5NT.

Application to vary condition 2 of planning permission 210171 (31.3.22)

PC had made comment on the previous condition but not on this amendment. The Planning Committee felt that this provided improved parking recommendations and therefore had no objections.

220550 - Linden House, Perry Lane, Langham Colchester CO4 5PH

Amendments to approved application 200783 incorporating pitched roof to front roof dormer, removal of external side boiler room door and increase of extension width by 140mm (30.3.22) No Comment was agreed by the Planning Committee.

All comments were agreed by the council to be submitted to CBC.

22/400

Co-opt new councillor on to Council

The situation of the previous councillor vacancy was explained and had arisen due to the recent resignation of a Councillor.

The Council agreed to co-opt Mrs. Annette Thorpe who has applied to become a Parish Councillor. Mrs Thorpe has previously been a Langham Parish Councillor and had experience of working on the Planning Committee, the Rec. Ground Committee and the Finance Committee. The Election Officer at CBC has been informed and the Borough Council have no problem with the Parish Council filling this vacancy as the criteria needed has been met.

Vote taken to elect Mrs. Annette Thorpe.

Proposed Cllr Bottwood Seconded Cllr Emms All agreed.

The declaration of Acceptance was signed by Annette Thorpe and the proper officer.

Cllr Armstrong will join the Finance Committee in the short term and Cllr Thorpe to join the Recreation Ground committee All agreed.

Paperwork will be forwarded on to Mrs. Annette Thorpe from the Clerk. **Action Clerk**

22/401

Vistry Homes Planning Application 191830

- Revised decision date on discharge of Condition 21

The PC have been talking to CBC regarding the time agreement on the discharge of this condition and queried why nothing had been posted on the planning portal as the date had now passed. It appears that CBC do not want to do this until they can agree to provide the full complement of 46 homes and will not post a partial discharge.

The Local Planning Authority have advised the developer that they can proceed with a build out of 50% of the site (23 homes) following advice received from Anglian Water (AW) and the Environment Agency (EA) who are confident that capacity is available at the Water Recycling Centre (WRC) and in the sewerage network. Work on preventing surface water entering the foul water network is also being undertaken by AW to improve the position. The PC are very skeptical of this position and still believe there are serious capacity issues.

Cllr Armstrong spoke about the AW dry water flow figures and they show there was a massive increase in 2021 and that the EA were using 2020 figures in their

evaluation, which is being questioned by the PC. The PC have also asked them to complete checks every quarter.

Discussion took place on whether there was any mileage in the PC addressing the lack of transparency from the LPA by considering the Freedom of Information Act. This still requires clarification.

Discussions went on about the legality of a partial discharge of a planning condition particularly as section SS9 of the Emerging Local Plan was quite specific in stating that development should not commence until adequate waste water and sewage treatment capacity is available to serve the new housing. Comments put forward by AW and the EA with regard to capacity being available are obviously intended to cover this statement.

It was also mentioned that water pressure was also an issue for some residents and we should not lose sight of this particular issue which has not been addressed by AW.

The PC are continuing to engage with the LPA over these planning matters and will endeavor to ensure that AW, the EA and Sir Bernard Jenkin's office are kept in the conversation.

22/402

Meeting with Anglian Water & Sir Bernard Jenkin – follow up actions

This was covered above and follow up dialogue has continued. Sir Bernard's office has been engaging with AW regarding the SUDs situation in particular and he is still supporting the agreement for quarterly reviews. The Parish Council still need to gather information on sewage overflow issues so that this can be submitted to AW for answers. The PC need to decide on the best way to collect this information.

22/403

Ardleigh Interchange update

Surya food application – the PC have currently agreed to work with Ardleigh/Dedham Parish Councils along with CBC and Tendring Council. There is nothing currently on the Tendring site about the date for the Tendring Planning Committee meeting to discuss this application.

22/404

Queens Jubilee Celebrations update

Display boards are up around the village and there will be a 4 page pull out in the newsletter in May. The next meeting of the Jubilee Committee is 12th April. There are some major changes and some residents have taken the lead and taken on the main itinerary for the Sunday afternoon including other events as well as the family picnic.

Leaflets will be for sale for the open gardens routes and a guided nature walk that is due to take place on Friday 3rd June. It was also suggested that the planting of a ceremonial tree, that will be donated by Bob Schofield, could also take place.

It was suggested that the proceeds of the events could be used for the planting of a permanent Christmas tree at Pub corner. This will be discussed at the Recreation

Ground as it is known there are some problems with placing the tree in the ground at the corner due to underground services.

It was mentioned that a resident had suggested it would be a good idea to put an additional sign, advertising the events, at the at the corner of Birchwood Road opposite the Birchwood Farm shop. This will be taken back to the committee.

It was mentioned that the recreation ground committee would like to be updated on the current status of events. An updated action point list and report will be sent to the recreation ground committee. A Jubilee committee member will be invited to come along to the next recreation ground committee meeting.

The fly past has been PC have organised and approved and these are going to be a Spitfire plane on Saturday and a Hurricane plane on Sunday. There will be a family tennis tournament on the Saturday and also a display by Boxted Airfield Museum. Simon Gallop will give a talk on the village of Langham and the members of the committee will be setting up on Saturday for the event on the Sunday.

The fly past will be posted on the Langham website and social media pages.

Flags will need to be up at the monument for the two days of the fly past and the committee will ask Simon Gallop to put these up.

Cllr Chapman left the meeting. 9:00

22/405

Children's play area update

This is making good progress and the committee now have a design of the play area and have approached 5 companies to give a tender. The construction will be made of metal. So far quotes have been received from Wicksteed and one from Komplan. The area should be increased by 6m with a disabled roundabout and resurfacing which will connect the paths. There are other designs outstanding which are hoped to be back soon. Leaflets were given to preschool and primary school children for design ideas.

Enovert – Cllr Armstrong looked into the grant in more detail and there is another review meeting mid-June. A meeting will be planned and an application put together for a bid for that time scale.

22/406

Bonfire Night update

The Langham working group containing various skill set and have teamed up with West Bergholt and are using their ticketing system. Dynamic fireworks run the West Bergholt event and the PC are intending to use them to provide the fireworks for the Langham bonfire event this year. It is planned to have food vans on site this year to provide refreshment to visitors. There will also be a Children's disco and singer on the night.

22/407

Essex Cricket's request for use of the Recreation Ground for a Cricket team

- All Stars Junior Cricket 6th May for 8 weeks (Fridays 5-6pm)
- Draft Contract

Essex Cricket is hoping to get Cricket back into the village and are willing to work with the PC to get younger children and new residents involved in Cricket in the village. The main aim is to provide and maintain a cricket ground for the village in the

future. Cllr Emms will look at the draft contract for this project and get back to them with any comments.

Additionally, an “All Stars” cricket event will be run on a Friday night between 5pm and 6pm and involve the younger children in the village. The events start on the 6th May and will run for 8 weeks. One of these dates coincide with the Jubilee weekend but this event will not disturb matters. The Langham Community Centre (LCC) will be contacted by Essex Cricket if they need access to toilets and possibly a room for the adults. The PC will not be charging for the use of a small area of the Recreation Ground to run the “All Stars” event.

22/408

Councillor Vacancies update

The official notice from CBC stating there has been a resignation of a Councillor in Langham has been published. If 10 or more members of the Langham electorate ask for an election by the cutoff date of 12th April 2022 it will be undertaken. If less than 10 people request an election the PC can then co-opt another Councillor onto the Parish Council after that date.

22/409

Dates to be discussed and agreed for the Annual Parish Meeting (APM) for residents and the Annual Parish Council meeting

The dates were discussed and the first Wednesday in May which is the 4th will be for the AGM for the council and the agenda content will be decided and then posted. The APM which is for the residents will be held on the 18th May. Residents will be asked what they would like on the agenda. The clerk will contact LCC regarding the 18th May for availability of the hall.

22/410

S106 update

There is a meeting with Yana Saxby planned for 7th April to explain the process for the smaller S106 developer contributions which are available through Unilateral Undertakings. There is still a need to produce lists in advance for larger projects that are the subject of S106 contracts. The Community Facilities list relating to the Vistry Homes S106 contract is now out of date and the PC need to know how they can manage project requests for both smaller projects and those having S106 contracts associated with them.

22/411

Website Review

Cllr Armstrong has circulated information on key requirements that are needed. Cllr Armstrong talked through the report and the information that he had on the suppliers, the options that are available and what suppliers provide the best mitigation risk.

The proposed hosting supplier was Flywheel and is UK hosted. This seemed the best option for easy use and Cllr Armstrong was familiar with the service they provide. Vote to propose move from TLMT to Flywheel Proposed Cllr Palmer and seconded Cllr Bottwood.

Five For vote one against. Vote carried.

Agreed to change to Flywheel for hosting.

Xenace will be talked to regarding the email addresses.

- 22/412 Councillor's Reports**
 No decisions are made or action points allocated in this section
 Cllr Palmer reported that a resident in School Road had contacted him regarding the new Williamson development entrance which is opposite the houses. The resident was informed that he can put in an objection direct to the CBC planners and should be reminded that the plans were circulated for comment over a year ago.
 There were no other reports as the items have already been covered.

- 22/413 Clerk's Report and Correspondence**
 The Clerk had an email regarding the affordable housing on the Vistry site. They had enquired if local residents and workers would be able to have first refusal on these properties when they are built. As the PC do not know at present which housing association will be managing the affordable housing that is something that the PC are not able to answer at the moment. When the information is available it will be passed on,

- 22/414 Training/Events**
 Nominations for new events
 Investigating a general agreement for joint training in with 3 other parishes.

- 22/415 Items for the next agenda**
 See above
 Any new items to be sent to the Clerk.

- 22/416 To confirm date and time of next meeting**
 Date of next LPC meeting: Wednesday 4th May 2021 7:30pm
 Date of next APM for residents: Wednesday 18th May 6:30pm

Meeting Finished at 8:40pm

Signed

Cllr Bottwood

Date