

Minutes of Langham Parish Council (LPC) Meeting
Langham Community Centre 8th March 2023 7:30pm

Attendees: Cllr Bottwood, Cllr Thorpe, Cllr Brockman, Cllr Armstrong, Cllr Ogawa,
Cllr Freeman

Present: Carol Harbach Clerk
1 Member of the public

22/581 Welcome and apologies for absence

Cllr Bottwood welcomed everyone to the meeting.
No apologies for absence were received.

22/582 Declaration of Members interests

None arose. It was agreed that any declarations of interest would be declared as they arise on the agenda.

22/583 Agreement of Minutes of the meeting on 8th February 2023

These were agreed to be a true and accurate account.
Proposed Cllr Freeman seconded Cllr Thorpe all agreed.

22/584 Matters arising from the meeting on 8th February 2023

All matters arising from the meeting on 8th February are included in the agenda.

22/585 Public Open Forum (Maximum 15 minutes)

Questions may be noted and answered at the next meeting.

A resident raised the following issues:

- i) The footpath at Agrimix was still blocked and Agrimix are not allowed to close the footpath. This was reported to Colchester City Council (CCC) by LPC. As this is an ongoing issue it was commented on by Cllr Armstrong. A reply was received back from CCC to Cllr Armstrong's original request. The PC will contact Cllr Barber stating that this is still an issue and to get his comments on this.
- ii) It appears there is another business being run on Agrimix land this will be included as an agenda item for the next meeting. LPC will research this prior to the meeting.
- iii) The resident had reported the burning of car tyres to the Environment Agency (EA) at the site and the EA stated that they have had various phone calls regarding this site for different issues. This will be added to the agenda for the next meeting and researched by LPC.
- iv) There was an engineering company that has ceased trading on the Lodge Lane Industrial Estate and is now being used for storing and selling cars and the car transporter which goes to this site along Lodge Lane has caused problems. It was requested that LPC check whether there is a change of use for unit 13 as it is now being used for car storage. This will be added to the agenda for the next meeting and researched by LPC.
- v) There is no signage for the Lodge Lane bridleway which is still missing This is an ongoing issue and LPC will be follow this up with Cllr Barber.

22/586 **Visitors Reports** (CCC and County Councillors)
None present to report.

22/587 **Finance**

587.1 Matters arising from Finance meetings on 8/3/23
The meeting took place prior to this meeting and nothing has come forward for this meeting.

587.2 To approve payments in accordance with the 2022/23 budget

Langham Community Centre	£92.00
Clerk Salary – Feb 23	885.56
HMRC NI payments	34.84
Contractors Invoice 2/23	178.00
James Todd & Co – payroll until end of year	48.00
Mrs. S. Dawson – plants for community garden	15.60
Mr. D. Gill – weedkiller for community garden	19.99
The Community Heartbeat Trust phone line	110.00
J & EP Brewer – tree guards	252.00
J & EP Brewers – Telephone box repair	468.00
Sage Maintenance – tree trimming in play area and around the flagpole	325.00
Sage Maintenance – removal of tree	350.00
Fox, Wiggle & Sass – Deposit for band For coronation day	150.00

	Total £2,928.99
Kompan Ltd for play equipment	£60,000.00

Balance as at 28/2/23

Community Account 30553093	£4,330.56	
Savings account 30553085	£51,193.02	
Tennis account 50634468	£14,946.47	
Bonfire account 40553182	£18,329.98	
	=====	
	Total	£88,800.03
Current account		
Income	£29,127.13	
Expenditure	£41,143.92	

These were agreed to be proposed to be paid to the full council.

22/588 **Planning/Housing**

588.1 Planning Applications Decisions Received

210993 Langford Barn approved conditionally 24th Jan
The laurels double garage. Approved conditionally 24th February 23.

230066 The Laurels, High Street, Langham - Proposed double garage and outbuilding. Resubmission of 212546. Approved Conditionally 6/3/23

588.2 Planning Applications Received

230479/80 – Langham Hall, Dedham Road

Two applications one is a Listed building consent for the Installation of a new internal lift. CE 28/3/23

No obvious issues with the plans. No Objection, leave to listed building CCC team

230481 – Squirrels, Wick Road, Langham

Loft conversion including rear flat roof dormer window with Juliet balcony and front pitch forked roof dormers (following demolition of Chimney stacks).

Single storey rear extension with glazed roof lantern and oak framed porch.

CE 28/3/23

Still being evaluated by the PC planning committee. Early indicators are we have no issues. Respond under devolved responsibility.

230432 – Floral Dene, Park Lane, Langham

Demolition of existing garage, construction of an annex. CE 22/3/23

Still being evaluated by the PC Planning Committee. We still have concerns about whether this is an annex. Respond under devolved responsibility

230236 - Lodge Lane Business Park, Lodge Lane, Langham Colchester CO4 5NE

Application to discharge condition 6 (parking) of planning permission 220894

Parking and SuDs solution for Container site. Consultation Expiry (CE) date 2/3/23

LPC were not notified of this application and it was picked up off the planning portal. No Comment to date.

230368 - Cherry Garden, Wick Road, Langham Essex CO4 5PE

Proposed single storey rear extension CE 16th of March no objections from neighbours. We cannot see any issues with this. No objections.

588.3 - s106 Funding

- Vistry Homes application 191830 status

CCC have now received the developer contributions in full. The sign off for the contract variations should have taken place by the CCC Planning Committee on 2/3/23.

- Update on call with CCC Karen Syrett – a request on the process for releasing developer contributions was requested by LPC.

Procedure should be amended so that Ward Cllrs are not involved in sign off

There will be a single person that is responsible for s106 process

Project lists should be supplied with general project items to provide the scope to modify items without changing S106 contracts or UUs

SPDs would be reviewed by CCC.

There was no easy solution to the delays encountered by the developer not starting the build out.

Scrutiny Committee Panels will review s106 contributions. The outcome of these meetings will be provided to the LPC.

Unilateral Undertakings (UUs) can also be bid on from other councils if not taken up by the parish where the development occurs.

The Linden/Vistry site meeting will be on the 14th March to look at what contributions have been collected and what this funding is to be used for.

The CCC team review the UU lists quarterly so entries maybe on the system for a while even if the funds have been released and allocated.

LPC requested a short document on enabling officers' responsibilities and remit regarding s106 contributions and the process the LPC need to follow to obtain the release of funds that have been collected. CCC agreed to this.

- Publicising s106 Langham contributions

This topic came up as a result of discussion at the last PC meeting. It was explained that there were lists issued by CCC on contributions available to each ward which were expected to fund additional requirements for Community Facilities and Parks & Leisure activities. These new or upgraded requirements are necessary as a direct result of increased numbers of residents in order that pressure is not placed on existing facilities and that a reasonable/expected range of facilities are available to new and existing residents. This increase in residents and upgraded or new facilities should be directly related to the development.

Suggested by the Chair that in the interest of transparency we publish projects and expenditure on the Website and Facebook page. All Agreed.

22/589

Recreation Ground Committee updates

- Bonfire Night

Cllr Thorpe reported that most of the money has now been received and the expenditure of the skip and the hours for the person to clear this is now on the spreadsheet. The sum up machines have been found and John Palmer has a machine at home which will be passed on. One machine is still missing. The money for the last site fee will need to be taken off the income list if this is not going to be forthcoming and shown as a debt. The SumUp reports will be looked at now we have access to the SumUp website.

Traditionally we have made a donation to the shop for selling tickets, and it was suggested that they be given a donation of £100. It was also suggested that a similar donation be given to the Scouts for their support, although their BACS details have not yet been given to the PC. It was agreed by all that donations will be given to both the shop and the scouts for their help.

- Children's Play area

Work has started and is going well to date and at a pace, the weather is against us at the moment but the tree which is rotten and causing an obstruction to the fence installation is going to be taken down tomorrow. The tree was looked at and it was not safe and the PC were disappointed that the project manager stated that he would have to dog leg the fence which was not picked up previously. When the manager comes back from holiday, he will be talked to regarding this. Not all the fencing has arrived as yet and the invoice will be partially paid to pay for the kit that has been delivered. The company are hoping to complete by the end of March if not held up by the weather.

Where the kit is on site the company are being security conscious and excavation equipment is being placed around it.

The company will be requested to pay for a celebratory event to officially open the site and we will also make this a joint event to recognise 50 years of the recreation ground being open.

- Multi-Use sports court

A spreadsheet of suppliers has been made and now that this has been completed it will need to be looked at in more detail as the content varies quite a lot. The quotes should include for both court and lighting concepts. The nearest case studies are at Kesgrave in Ipswich and the Gilbert school which is close by.

Some of the quotes are quite professional some are just papers together with a price.

The procurement window is now closed and now the work on a statement of requirements will start.

Specification requirements will be considered to cover the sports to be catered for on the new court.

There will be a lot more questions asked before results will be agreed.

Updates will be brought back when these things have been looked at.

It was agreed that this court needs to be open and this is to have no door on it so everyone can access this court.

- King's Coronation event

Cllr Ogawa reported that this is going well and the organisation of events for the day is almost complete. The band is booked for day and the afternoon tea and singers are booked for the evening. The hall hire costs needs to be clarified and the next trustees meeting is too late in the month for this to happen. A request to contact the trustees to see if this could be given free of charge for the day was requested to Sue Armstrong. This had been raised by Sue Armstrong previously for the trustees meeting but it had not been picked up. If the request for a free day is not met by the LCC it was suggested that the afternoon tea might be held at the school instead. It was important to clarify this as information needed to be published in the next Newsletter which has a cut of date of 10th March. Cllr Armstrong agreed to try and clarify this matter, this may include trying to get email agreement by the Trustees.

There is no income for the event at the moment.

The supplier of the Horsebox bars originally requested an upfront payment to attend the event which was rejected. Since then, there appears to be another option and the horsebox bar will be attending, with no charge to the PC, to sell wine and gin alongside the beer outlet. Volunteers will be required and there is a list of people that have already shown an interest in volunteering as part of the village facilities survey. This list will be passed on.

Palmers and Partners have agreed to complete the boards for us to advertise the event. Advertising appears to be a zero cost. The beacon will be lit on the night by Brewers and they have offered to light this for free.

The days of events are;

Marquee set up in the morning and there is a dry run of marquees on the 18th April to make sure everything is there.

4 marquees to be put up and a central piece of marquees and the lighting has been organised for inside.

2pm afternoon tea prepared by the boys from the Oaks and they have made scones and savory pieces which will be free. They will also be making cake stands and engraving these for the day.

The PC will put in a donation for the food being prepared by the Oaks if needed but a donation box for the cakes etc. will be placed in the shop.

There will be a request to pick up a free ticket for the event so there is an idea of the numbers to cater for. The band will be there for the tea event and there may be a screening of the coronation event in the small hall.

6pm - evening event with marquees with drinks, beer bar and the shop are going to run a soft drinks stall. Food stalls are a fish and chip van, gourmet burgers, a pizza supplier, Thai food, Wok and Roll and a crepe stall.

The fairground company has been contacted and want to charge £1040 plus VAT to attend and this is too costly. The company then came back

with another option of around £500 which will be considered. However, we will have to take the money for this and there is an insurance issue as well.

It was agreed that there should be some event for children but the £500 for the suggested rides will be considered but may be dependent on the community centre charge. A charge for a toilet facility has been requested but this will not be required if the CC is provided free of charge. At the moment the only cost is the deposit for the band.

- Cricket facilities at Langham
All Stars cricket is going to be advertised and hopefully should start after Easter. Dedham PC will also be approached to see if they are interested in supporting this. Essex Cricket Board (ECB) have some funds available for the introduction of a cricket facility at Langham. This funding would be easier to acquire if there is a good take up of the All Starts event but it is not just reliant on this event happening. The cricket project will involve contact with the Langham Schools and new residents arriving in the village. There is an existing team that would like to use the Langham facility if one is provided but it is important that we try to promote a younger group that will formulate a separate Langham team. The required facilities, costs and funding for this project are being scoped at the moment.

22/590

Councillor vacancies

John Palmer has resigned as a councillor and the vacancy has been advertised.

Cllr Bottwood conveyed his thanks to John both personally and on behalf of the Parish Council for all the fine work he did on the delivery of a very successful bonfire night and for the major contribution he made on the collection and evaluation of quotes that were obtained for the upgraded Children's Play Area. John was also engaged in the early round of discussions with suppliers on the project to provide a new Multi use sports court. John's new found time is now being spent on the development work on his new home in Dedham and his business interests.

We have set in motion the recruitment process for a new councillor, which is now being advertised by the returning officer at CCC. The PC website carries this vacancy notice. If by 16th March, 10 electors have not requested an election for this vacancy we will be able to co-opt a new councillor. Cllrs were asked to consider nominations or ideas on a replacement for John.

22/591

Portable Speed Indicator Device in Wick Road update

We have now highlighted all of the key elements required for the installation of this sign these elements were all listed in the last minutes together with the budget which was signed off.

The underground utilities search has been re-assessed, the cost of the sign has been re-confirmed and the order will be placed with the supplier in the next two weeks in order that we can receive funding from Cllr Lewis Barber's Locality budget by the end of this month. A date for site excavation work has also been requested. The lead time for the supply of the sign is 6-8 weeks from order placement.

22/592

Traffic Safety at the Park Lane/A12 Junction

We reported on the position of the accident at the junction of the A12 and Park Lane at the last meeting. National Highways have visited the site and agreed that the junction is very tight. However, collision data only shows 2 minor collisions in the last 3 years (both in 2020). It is therefore not being investigated as a road safety improvement scheme although National Highways will continue to monitor this. Cllr Barber has agreed to follow this up and feels this should be raised with Sir Bernard Jenkin as it is a National Highways issue. The issue of what data is actually passed to National Highways from Essex Police has also been questioned by the PC. The Essex Police have stated that this incident was being resolved as an insurance claim and no driving offences were being followed up. This will only appear as an agenda item in future when further information can be made available.

22/593

Welcome/Information packs update

The children at the school will be asked to design a front page for the Welcome Pack and there will be a contest held on coronation day to decide the winner.

22/594

Anglian Water meeting update

The meeting was called by AW to provide an update to the Langham PC on the flow monitoring data in the Foul sewage network and Asset surveys. Additional flow monitors have been placed in the network at the top of Grove Hill and Perry Lane.

Perry Lane monitor results are ok.

School Road and St Margaret's Cross results are showing higher than expected flow rates which have no direct correlation to rainfall data. AW did what they called a CPDP survey which indicated a blockage in School Road which has been removed. This was probably debris in the sewer channel. Flow monitoring is also taking place at the private pumping station at the Oaks School.

AW are still waiting for investigations to be completed but were of the opinion that the sewerage network was coping well.

When asked about the impact the increased flow rates would have on the WRC AW said they didn't have any cause for concerns and no imminent upgrade to the WRC was required.

LPC agreed to provide any more detailed information on locations that had experienced sewage overflows in the past.

With regard to WRC upgrades, AW said that this was progressing and would be provided asap.

A flow rate permit increase would be the first milestone in April and it was also expected that there would be a submission to their investment board for WRC upgrades in the 3rd/4th quarter 2024 (late March/early April). Flow rate figures will also be submitted to the Environment Agency (EA) for approval in April this year, these have not been verified yet.

Concerning the Water Cycle Study in relation to the receiving water course, this information will not be in the public domain until April this year.

Discussions followed on the impact that current events might have on the Vistry Homes development and AW were of the opinion that EA would not

sanction the increase of the number of dwellings from 23 to 46 until flow rate information was reviewed in April.

LPC asked AW if they could provide a more detailed map of the network and AW agreed to investigate this.

22/595

East Anglia Green (Pylons) Project Update

We agreed at the last PC meeting that it would be a good idea to try and run a Langham presentation and we have been in touch with David Burns who lives close to the Langham Hall estate. He has made a number of presentations on behalf of the Pylons East Anglia lobbying group. The content is changing on a regular basis as events unfold. Consequently the content for future presentations will be tailored to concentrate on the most appropriate and current strategy in order to gain the maximum impact on National Grid's flawed approach to an East Anglia power distribution network.

Current thinking on the format of the presentation would be to start with the bigger picture issues with the "get it offshore" message and then move into local issues that affect a number of villages followed by more detailed local issues that individual parishes can work on. This would focus on the Dedham Vale and AONB, areas that affect Dedham & Langham and of course any Langham Specific issues. We stand a better chance of getting a high turnout if we can combine the audience, so Carol is trying to help us engage with Dedham on this matter. Peter Freeman is also acting as our liaison officer for setting up the presentation.

22/596

Tip booking & payment for green waste

Essex County Council will be trialling a booking system for all vehicles visiting its recycling centres. The booking system, which will be trialled from Monday, March 13, will impact residents visiting council-owned recycling centres. It aims to reduce congestion and waiting times. Residents will be able to book their slots in advance, via a link on the Love Essex website if they are using a car, site users on foot do not need to book a slot. You can also phone the contact centre to make a booking. Contact information will be published in the minutes and be available on the website.

CCC are also looking into the possibility of ending the free fortnightly kerbside collection of Garden Waste and replace it with a paid for service. The service could continue to be a fortnightly service. There could be a one off set up fee of £25 and a £50 annual subscription. They are looking to obtain the views of Colchester Residents on this proposal. It is claimed that this will save Colchester City Council £1 million per year.

22/597

Councillor's Reports

No decisions are made or action points allocated in this section

Cllr Thorpe – no report

Cllr Brockman – no report

Cllr Armstrong – no report

Cllr Ogawa – no report

Cllr Freeman – no report
Cllr Bottwood – Local Highway’s Panel Project LCOL192058
Kerbstones at the front of the LCC (opposite the Oaks School). This project has now been approved and work is expected to start week commencing 13th March.

22/598 Clerk’s Report and Correspondence

New notification from Cllr Barber regarding the A12 widening has been received but it is not in a format we can currently read. We are waiting for the new update to come through. There is a meeting this Monday 13th March at the Venture Centre in Lawford from 10:30am onwards if people would like to attend.

The clerk received notification of some dead rabbits that had been left in refuse bags at Greyhound Hill, the zone warden has been notified and will be removing these.

22/599 Training/Events

No requirements to date
A place has been booked on the Playground inspection course which is coming up.

22/600 Items for the next agenda

Calendar for following year
Above items

22/601 To confirm date and time of next meeting

7:30pm 5th April

Chairman closed the meeting at 21:19

Signed

Cllr Bottwood

Date