

**Draft Minutes of Langham Parish Council (LPC) Meeting
9th April 2025 held at Langham Community Centre 7:30pm**

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

Present: Clerk – Carol Harbach
2 Members of the public

25/001 Welcome and apologies for absence

Cllr Armstrong welcomed everyone to the meeting and Cllr Freeman and Bob Schofield had sent their apologies.

25/002 Declaration of Members interests

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

25/003 Agreement of Minutes of the meeting on 12th March and APM 2nd April 2025

There was one word change on the 12th March 25 24/188 from concerns to enquiries. This was agreed then both these minutes were agreed. Proposed Cllr Hunter seconded Cllr Bottwood. All agreed.

Matters arising from these meetings

From 12th March meeting – Gigaclear will now be discharged
Rest of items on the agenda.

From 2nd April meeting APM for residents

Portaloo investigation was requested and a report of the costs involved for a new public toilet will be published on the website for information.

Cllr Armstrong had followed this up with a couple of toilet hiring companies and although the Portaloo's were not an ideal solution, it might help address the problem in the short term.

25/004

Out of the 2 companies contacted 1 charged £27 a week, plus initial delivery & collection charges. Another (more local) company charged £20 to deliver, £20 to collect and £25 a week for a weekly emptying and cleaning service, giving an annual cost of £1,340. This was discussed further and it was suggested that an 8-week trial went ahead with the second company. Proposed Cllr Armstrong seconded Cllr Hunter. Cllr Armstrong will follow this up and arrange. Cllr Bottwood will contact the LCC regarding permission to use the car park .

25/005

Public Open Forum (Maximum 15 minutes)

Questions may be noted and answered at the next meeting.

A resident stated that he had already given a letter to the council regarding the triangular piece of land in Greyhound Hill.

They asked about who owned the land on the corner of School/Moor Road. They were informed that this land was owned by Mr Maturin-Baird, although the council do cut the grass in this area.

The Council have been in touch with Colchester Council to see if this land in Greyhound Hill is common land but it is not. The council has applied to the Land Registry to confirm ownership but is currently waiting for them to come back to us.

The ditch and state of road generally has been reported to Highways and Cllr Barber and it is due to be completed in January next year. There may be some evidence to show the danger of the ditch depth which will be checked and followed up. If this is the case this will be forwarded to the Highways department.

This will be followed up by the Council.

25/006

Visitors Reports (Colchester City Council (CCC) and Essex County Councillors (ECC)

No councillors present.

25/007

Finance

007.1 To approve payments in accordance with the 2025/26 budget

Clerk Salary March 25	£1,000.36
HMRC Due March 25	93.39
James Todd & Co payroll Inv 80002	28.80
Village Contract 3/25	156.00
Langham Community Centre (LCC) hire Feb 25	84.00
Langham Community Centre (LCC) hire Mar 25	124.50
Reimbursement C. Harbach – Land Registry Check	22.00
EALC Affiliation fees 25/26	363.10
Moser Groundcare – aeration of field and	
Grass Cutting	1,968.00
RCCE Subscriptions	84.00
Essex Playing Field Association subscription	42.00
Office Furniture Direct – New chairs (incl VAT)	3,039.84
Langham Community Centre (LCC) electricity charge	24.44

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Total £7,030.43

Proposed Cllr Hunter seconded Cllr Anderson All agreed.

Cllr Brockman to start payment run Cllr Armstrong to second authorise.

<u>Balance as at 30/3/25</u>		
Community Account 30553093		50,655.06
Savings account 30553085		116.63
Tennis account 50634468		15,370.08
Bonfire account 40553182		15,049.98
LCC S106 80168297		75.03
		=====
	£	81,266.78
Income	£61,699.23	
Expenditure	£54,174.43	

007.2 To approve Classic car event/VE event on 3rd May 2025
The budget requested for this event was for £700
This was approved and agreed by all.

007.3 To approve Beacon/VE Day event 8th May
The budget request for this event was for £300
This was approved and agreed by all.

007.4 To approve Firework event in November and confirm event date
The date for the fireworks event has been confirmed as 1st November and the budget for the fireworks is still to be finalised.
The date was agreed by all.

007.5 To approve sign off of 50% of new LCC Chairs for £1,266.60.
Cllr Bottwood explained the new quote for the preferred chairs that the LCC would like to be ordered.
The LCC will be paying 50% of the cost for these so the amount is for £1,266.60 each.
007.2, 007.3, 007.4, 007.5 were proposed Cllr Hunter seconded Cllr Anderson All agreed.

25/008

To approve Policies circulated for renewal

Complaints, Health & Safety, Equality and Diversity, Freedom of Information, Terms of reference for Finance, Recreation Ground and Staffing.
Equality and Diversity, Health & Safety, Complaints Terms of reference for staffing and recreation ground had been circulated and all agreed.
Freedom of information, Risk assessment, Terms of reference for finance will be on the next agenda as not all councillors had a chance to look at these. **Agenda item**

009.1 Items from last planning meeting

There had been two informal meeting and Cllr Bottwood had written to Dedham Vale Society (DVS) and Dedham Parish Council (DPC) to get support from them regarding Langham 900 this has been completed and will be circulated to the council. There has been an email back from DVS asking for more information. **Action Cllr Bottwood**

009.2 Planning Applications Decisions Received

None at time of publishing the agenda.

Since then there has been a conditional approval decision on the revised Springfield Farm conversion to residential dwellings (a change from 5 to 7 residential units). The 14 conditions mostly relate to checks for land contamination but do include 1 condition related to sewerage provision.

250573 Six Acres internal alterations: No Comment

009.3 Planning Applications Received

250566 - Barn to east of, Greyhound Hill, Langham Colchester

Application for prior approval for the conversion of agricultural storage barn into one dwelling. Under the Prior Approval scheme Highways do not usually comment, but they have done on this occasion, so

Cllr Bottwood will go back to the planning officer to clarify the reason for this, and consider whether LPC should also comment.

250478 - New Homestead, Birchwood Road, Langham Essex CO4 5QG

Insert new gated entrance to New Homestead property next to neighbours existing entrance: No Comment

250579 - 3 Shepherds Retreat, High Street, Langham Colchester CO4 5NT

Garden Shed: No Comment

009.4 Local Plan Update

Dedham Vale Society have sent an email back to LPC and have requested maps and ecological surveys .Cllr Bottwood will respond to them.

009.5 Update village meeting (regarding Local Plan)

There is a meeting planned with planning officers on the 17th April and we will report back after that meeting.

Colchester Association of Local Councils (CALC)- chaired by West Bergholt Chair Brian Butcher is working with us to try and get a “question time” type of meeting regarding infrastructure with Rosie Pearson as compere, and local MPs Pam Cox, Bernard Jenkin and Priti Patel on the panel to discuss this further. The original date has had to be rescheduled but hopefully this will be

soon. Key infrastructure personnel will be Anglian Water (AW) a senior representative from Highway and an NHS representative regarding the lack of surgeries. We will update everyone if and when arrangements are finalised.

Interestingly on a recent planning application for 61 houses in West Bergholt AW issued a statement to CCC recommending that they should refuse this application. This will be followed with up with Anglian Water for clarity.

The Water Cycle Study report to Local Planners is expected soon and we will review it carefully once it is published. More generally, our dialogue with CCC will aim to secure a more proportionate housing growth strategy for Langham. An LPC funded expert survey of local housing needs may be considered, and/or a more locally detailed infrastructure development plan, if it is felt that these could strengthen the evidence base against a very large housing allocation in Langham.

A question was asked regarding GDPR as we have the email addresses of the residents who complained regarding the Local Plan proposals. We have established a Mailchimp based email newsletter facility specifically for this topic, with GDPR compliant opt-out facility provided.

009.6 VAS/SID Update

The new license has been submitted and we are waiting to hear back from CCC. Cllr Bottwood will try to extend the installation quotation on this as it is due to run out soon. Cllr Bottwood was thanked for his work on this.

009.7 Turnpike Close/Ipswich Road updates

The council are waiting to hear back from the residents on this.

009.8 Land on Greyhound Hill

Covered earlier.

009.9 Working with Dedham and Boxted Councils re Langham 900

Clerk to forward this letter to Boxted Council to see if they would like to join with Langham and Dedham as this has an effect on both villages if the plans go through. **Action Clerk**

25/010

Recreation Ground Committee updates

010.1 MUGA update

The quotes are due in and the deadline is Friday. There have been lots of applications received. 10 in total to date.

We will need to secure planning permission. In order to meet and exceed the minimum biodiversity net gain requirement, we will look to implement a wildflower garden area using the soil excavated from the MUGA site.

Flood lighting – this is a stand-alone option on the quote.
There is a meeting with the tennis club tomorrow regarding the Muga.

010.2 Event updates

3rd May Classic Car leaflets are printed and will be distributed we have 20 display vehicles at the moment. John Killick is going to be distributing flyers to the classic car clubs and there will be multiple crafting stalls.

Bar will be outside on the field.

Lots of food vendors and they will be paying for pitches, British Legion Boxed will have a stall, and the local airfield museum will be having a display.

Colin Parker is running the bar on the 3rd May and the profits from this will be a 50/ 50 split between LPC and the shop.

Beacon lighting 8th May – there will be a bar and fish and chips available.

010.3 Entrance gate security improvements

There were various discussions and options talked about. The quote that we have from Brewers is going to cost another £100 to have galvanised metal and was thought to be a good stop gap to stop people entering illegally in the short term. The quote is for £1,700.

There are no pictures or spec with this quote. There has been some research completed by Cllr Armstrong and the other companies he looked at offer a similar solution to Brewers at a similar price, BUT this would be for the equipment only, without installation. Brewers will be contacted to confirm the earliest date that they can complete the work.

Proposed Cllr Hunter seconded Cllr Anderson. All agreed.

010.4 Green Cabin roof repairs

No update at the moment.

25/011

Councillor Co-option

The Election Officer at CCC has been informed and the City Council have no problem with the Parish Council filling this vacancy as the criteria needed has been met.

Vote taken to elect Mr. Andy Haynes.

Proposed Cllr Hunter Seconded Cllr Anderson. All agreed.

The declaration of Acceptance was signed by Andy Haynes and the proper officer. Andy was welcomed to the council.

The Clerk will forward the paperwork to him. **Action Clerk**

- 25/012 Councillor Reports**
Only report was from Cllr Bottwood who reported a conversation that he had had with some residents on Ardleigh Road who have experienced cars crashing through their garden from the A12 slip road. Cllr Bottwood followed this up with the residents and updated the council that he had spoken to Cllr Barber and has gone to National Highway to report this. The residents thanked the council for their help.
- 25/013 Clerks Report and correspondence**
Report heard previously on A12 slip road.
LPC has received an email as a courtesy for a new phone mast that is due to go up in the Gun Hill area.
- 25/014 Training and events**
Any training requests to be given to the Clerk.
Cllr Haynes will be sent the training calendar.
- 25/015 Items for next agenda and date of LPC Annual General Meeting**
See above.
The Annual General Meeting and the council meeting will run concurrently on 14th May 2025.
- 25/016 Chairman's closure of meeting**
Chairman closed the meeting at 9:20pm

Signed

Cllr Armstrong

Date