Minutes of

Langham Parish Council (LPC) Meeting

Held at Langham Community Centre 10th June 2026 7:30pm

Present: Cllr Armstrong, Cllr Bottwood, Cllr Haynes, Cllr Anderson
Attendee: Clerk – Carol Harbach
1 member of public

26/043 Welcome and apologies for absence
Cllr Armstrong welcomed everyone to the meeting.
Cllr Lecoeur, Cllr Hunter sent their apologies.
It was announced Cllr Freeman had resigned from the council and the Monitoring Officer at CCC has been informed.

26/044 Declarations of Members Interests
None arose.

26/045 Agreement of minutes from meeting of 13th and 20th May 2026 Meetings
These had been circulated and agreed as a true account of events.
13th May Proposed Cllr Haynes seconded Cllr Anderson All agreed.
20th May Proposed Cllr Anderson seconded Cllr Bottwood All agreed.

26/046 Matters arising from this meeting
13th May 26
Potholes - still ongoing but have been reported.
TPO Trees – Cllr Haynes Discharged.
LPC Representation on LCC Discharged.
Terms of reference – planning ongoing.

20th May meeting
Speed limits update later on agenda
Local Plan legal challenge option ongoing
S106 information will still be passed on in the future to LCC if arises
Gate of car park - this is under LCC ownership and resident would raise this at their next meeting.
Langham 900 later on agenda
Other items on agenda

26/047 Public Open Forum (Maximum 15 minutes)
Questions may be noted and answered at the next meeting.
Enquired about the Potholes in Greyhound Hill have still not been repaired.

Hedge on the first bend of Greyhound Hill is overgrown and needs cutting back. The landowner will be contacted.

26/048 **Visitors Reports (Colchester City Council (CCC) and Essex County Councillors (ECC)**

None present

26/049 **Finance**

049.1 To report on payments made in accordance with the 2025/26 budget.

Clerk Salary May26	1,079.12
HMRC NI/TAX	95.92
James Todd & Co Inv 92558	30.24
Village Contractor 4/26	120.00
Langham Community Centre Invoices 686, 697	57.00
Moser Groundcare Ltd care of field	1,205.18
Capel Plant Holdings Ltd – portaloo for field	126.00
Parochial Church Council Donation towards newsletter publications	250.00
NEPP Turnpike Close traffic restrictions	1,716.00
Colchester Association of Local Councils (CALC) Subscription	35.00
Dunmow training Ltd playground inspection course	480.00
	==========
Total	£5,194.46

Balance as at 31/5/26

Community Account 30553093	£ 48,280.01
Savings account 30553085	118.05
Tennis account 50634468	15,556.75
Bonfire account 40553182	0.00
LCC S106 80168297	75.94
	==========
	£64,030.75

Payments were approved by Cllr Bottwood seconded by Cllr Haynes All agreed.

The following payments were then discussed:

PCC have sent a request for a donation towards printing of newsletter

This was discussed further and proposed Cllr Armstrong and seconded Cllr Haynes all agreed

Turnpike Close payments were also discussed as these had been discussed previously when this first came to the council. Proposed Cllr Anderson seconded Cllr Bottwood all agreed.

The refund of £243 from Jack Rabbit will be moved to the firework account.

Cllr Anderson will start the payment run Cllr Armstrong to 2nd authorise.

£199 returns payment from Bookers will be refunded back into the LPC account by Cllr Bottwood

049.2 Internal Audit Report
The internal audit report has been received and the recommendations are as follows;

Recommendation (1): To update Standing Orders in line with the Financial Regulations regarding the £30,000 threshold of the Public Contracts Regulations 2015.
The Standing Orders Policy will be reviewed next month and the finance regulation added into it.

Recommendation (2): It is a requirement to agree Sections 1 and 2 of the AGAR separately and record in the minutes accordingly. The council noted in the minutes of meeting held on 11th June 2025 (Ref: 25/040.2) that this will be undertaken during 2026 / 2027.
These were agreed separately under 25/132.2 for this financial year in February minutes.

The clerk was thanked for her work on this.

049.3 Migration to gov.uk domain update
This is ongoing and we will see what is reported in the external audit report before moving forward.

049.4 Data Protection Policy review
This has previously been circulated to the councillors. To be agreed next month **Next agenda**

26/050 **Planning and housing**
050.1 Planning applications received

260918 - Blackthorn, Lodge Lane, Langham Colchester CO4 5NA
Application to discharge condition 6 (Construction Method Statement) to application 260514.
CCC Decision: Decision since made Approve conditional

050.2 Planning application decisions
None at time of posting agenda
Since agenda published:

260431 - 8 Orchard Cottages, Wick Road, Langham, Colchester, CO4 5PQ
Garden building to incorporate a small beauty business
CCC: Approve conditional

It was noted that there were some residents upset about the car parking opposite the school.

050.3 Local Plan Update
It was noted that there would be a change of Local Plan committee membership following the recent Colchester City Council elections.
Any further news will be updated.
It was thought that we would hold a meeting of local parish councils for discussing how to take the local plan forward. Talks with Cllr Tom Rowe will be followed up.
Cllr Bottwood and Cllr Armstrong had spoken to a lawyer about the potential route of judicial review and there is still time to get other things completed before reg 19 and to look at this again later in the year. One of these options is to formally engage with the environment agency and see what their position is on this project. There was also a suggestion to complete an environmental information request (EIR) and also to look at drainage test results that have been undertaken. The solar farm was also mentioned as a possibly option in the area. There have been a few more people who are offering money towards the judicial review if it goes ahead. Another mailshot will be sent out as an update.
Dedham Parish Council was attended by Cllrs Armstrong and Bottwood who briefed the residents on how this was going to affect them in the future if it goes ahead, with increased flooding of the Black Brook which goes through the main part of the village.
050.4 Langham 900 update - see above

050.5 S106 Update
The Call for sites for habitat areas will be looked into by Cllr Bottwood.
Cllr Bottwood attended a meeting at CALC earlier in the week where Karen Syrett was a speaker on S106 and CIL. There was nothing new reported at the meeting but Cllr Bottwood did have a chance to ask questions. The slides will be circulated to all the council by Cllr Bottwood.

050.6 Mobile phone problems in Langham
There have been problems with the signal due to the lack of the mast that has been decommissioned at Gun Hill Trading Estate and this is affecting local villages. Cllr Rowe has been following this up and has sent an email to affected villages and is gathering information to move this forward with the providers and CCC who refused the planning permission for the new mast.
An urgent meeting is being arranged with Sir Bernard Jenkin to discuss this subject further with parish councillors from Langham, Dedham and Boxted.

26/051 Recreation Ground Committee updates

051.1 MUGA update

CCC is still being chased by Cllr Armstrong for the information he has asked for regarding the Unilateral Undertaking requirement.

051.2 Event updates

Bar account from the car event has been updated by Cllr Bottwood and circulated and if there are any questions let him know. Small profit was made of £178.14 on the event.

Cllr Armstrong will now join the Recreation Ground committee.

26/052 Hornestreet Nature Reserve update

Cllr Armstrong had a meeting with John Helliwell who passed legal ownership paperwork over to Cllr Armstrong for review. A copy of the current insurance policy Is still being tracked down. We are now nearly at the stage of employing a conveyancing solicitor. We are going to do this through the planning committee to organise the legal side of the paperwork. Quotes will be obtained before a solicitor is engaged.

26/053 Pylons - updates

Nothing new this month

26/055 Councillors Reports

Traffic - follow up on Langham Lane - there was an ATC in Langham Lane. In 2021 the average speed then was between 40 and 41mph, it was noted that when it is at that level, as the limit is 60mph the county will then think this is self-regulated. The speed and amount of traffic have increased in the area and there is no more money to have an ATC (cost £368.20) speed check completed from the county. The resident will be spoken to about this and then brought back to the council to discuss further. Cllr Bottwood will follow this up.

Birchwood Road – there have been reports from residents regarding problems on a property on Birchwood Road which now has now got a track going into the far east corner where some commercial waste is being burnt and posing a potential danger to traffic on A12. This is a concern for local residents as well. The enforcement officer will be informed.

26/056 Clerk report and correspondence

Received correspondence from Parochial Church Council regarding a donation towards the publishing of the village newsletter – discussed earlier.

NEPP works in Turnpike Close for traffic restrictions in that area for residents - discussed earlier.

Several new requests to join Langham 900 mailing list – probably prompted by the article in the latest Parish Newsletter.

26/057 **Training and events**

Clerk is attending the SLCC AGM next week.
The local contractor has attended the course for Playground Inspections.

26/058 **Items for next agenda and date of next meeting**

8th July 2026 7:30pm

26/059 **Chairman's closure of meeting**

Meeting was closed at 9:00pm

Signed ……..
Cllr Armstrong

Date ……