Minutes of

Langham Parish Council (LPC) Meeting

Held at Langham Community Centre 14th October 2026 7:30pm

Present: Cllrs Armstrong, Bottwood, Haynes, Hunter
Attendee: Clerk – Carol Harbach
4 Members of the public

26/093 Welcome and apologies for absence
Cllr Armstrong welcomed everyone to the meeting.
Cllr Anderson sent her apologies.

26/094 Declarations of Members Interests
None arose.

26/095 Agreement of minutes from meeting of 9th September 2026
Questions arising from minutes:
Decision by CCC 252481 Whitehouse Close – see planning section below.
Papers from Dedham Vale National Landscapes (DVNL)- DVNL had contacted parish councils regarding a meeting on working together in the future on 15th September regarding issues effecting local councils that surround the DVNL area. The Council are interested in this but were unable to attend the last meeting as it was short notice but they will be contacted to see when the next meeting is. **Action Cllr Armstrong**
Damage to slide ongoing.
Pub corner maintenance ongoing on agenda for next month.

These minutes had been circulated and were proposed by Cllr Hunter seconded Cllr Haynes. All agreed.

26/097 Public Open Forum (Maximum 15 minutes)
Questions may be noted and answered at the next meeting.
A resident mentioned that at Spencers Piece the parking is bad and they are half on and half off the road which causes some problems for traffic. This will be followed up.
A question was asked regarding the 30mph sign that is not visible from Langham Lane into Moor Road and cannot be seen. Could be cleared? This should be completed by Essex Highways and will be reported.
Pothole in Langham Lane has also been reported.
Agendas are also published on the website.
Local Government Reform (LGR) updates were mentioned but no further information is available as yet from Essex County Council (ECC) .

26/098 Visitors Reports (Colchester City Council (CCC) and Essex

County Councillors (ECC)
No councillors were present.

26/099 Finance

099.1 To report on payments made in accordance with the 2026/27 budget.

The amount of the invoice was chased up with PKF Littlejohn but as we are over the limit of £25,000 income /expenditure this is the correct amount to pay and is on this payment run.

Clerk Salary Sept 26	1,078.94
HMRC NI/TAX	96.18
James Todd & Co Inv 97794	34.60
Village Contractor 9/26	144.00
Langham Community Centre Inv 857/870	105.50
Moser Groundcare Ltd care of field inv. 0387	602.68
Capel Plant Holdings Ltd – portaloo for field	132.00
PKF Littlejohn Ref EX137 External auditor	378.00
Dynamic fireworks balance for firework event	3,900.00
Capel Plant holdings toilets for firework event Inv 158755	324.00
C. Harbach reimbursement for TENS License for firework event	21.00
C. Harbach reimbursement for Norton	19.99
A Haynes reimbursement for glowsticks for firework event	412.07
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Total	7,248.96

Balance as at 30/9/26

Community Account 30553093	£ 50,730.36
Savings account 30553085	118.70
Tennis account 50634468	15,641.92
Bonfire account 40553182	63.74
LCC S106 80168297	76.36
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	£ 66,631.08

Income	£37,483.86
Expenditure	£31,871.00

Cllr Bottwood to start payment Cllr Armstrong to second authorise. All agreed.
A finance meeting will be arranged to draft the budget and precept so these can be circulated and agreed at the meeting in January, in time for the CCC submission as the council do not meet in December.

26/100 Planning and housing

100.1 Planning applications received
261659 - Rouval, Turnpike Close, Langham Colchester CO4 5NG
This application seeks to increase the maximum number of dogs permitted on site at any one time from 8 to 30 and to extend the approved operating hours and days associated with the existing commercial dog walking, exercising and socialisation use. The original application was refused but subsequently allowed on appeal with strict conditions. A new application has now been submitted seeking permission to accommodate up to 30 dogs and extend the days of opening. The application has attracted numerous comments online from members of the public. The Council is following up on the concerns raised, and a response has been provided. The resident thanked the Council for its efforts to assist with the matter.

100.2 Planning application decisions
Late posting after agenda published
260405 Bramble Cottage, Moor Road, Langham Colchester CO4 5NP26 has been agreed conditional.

252481 Land adj to Moor Road, Whitehouse Close, Langham Colchester
CCC have approved this on 1/9/26, despite our clearly reasoned objection. Further clarification is being sought from CCC.

261285 -Land to the east of, Grove Hill, Langham Colchester - Revision to the application for a sheep enclosure. No comment.

261455 Land South of School Road Langham
Following a prompt from LPC, Anglian Water have written to CCC recommending that condition 17 should not be cleared at this time.

Park Lane works - new water supply works. A resident had contacted Anglian Water who stated that this is nothing to do with the proposed PP37 housing allocation, but simply routine maintenance and repair work.

As Park Lane is shut it will affect the Remembrance service at the airfield. Cllr Armstrong will contact the water company to ask if this can be open for a few hours to allow people to attend the service who usually drive to the service. **Action Cllr Armstrong.**

100.3 Local Plan Update
The submission from Langham Parish Council has been sent to CCC on behalf of the village and can be viewed online on our website.

100.4 Langham 900 update after meeting on 1st Oct 2026
Approximately 70 people attended the meeting, which was also attended by the Ward Councillor Tom Rowe. Our Regulation 19 submission was submitted on 13th Oct, comprising approximately 100 pages of documentation from

Langham Parish Council, which is now available on the website. A significant number of comments have been submitted regarding this, and these will be reviewed once they become available to view online.
Colchester City Council (CCC) will review the comments received with a view to finalising its Local Plan submission to the Planning Inspector by 31st Dec. If this deadline is not met, the Local Plan will need to be restarted under new planning rules. CCC's Local Plan Committee will meet on 23rd Nov to review the Reg 19 plan and consultation representations. All representations will be forwarded to the Planning Inspector for consideration.

Cllr Armstrong is seeking to assemble a collaborative group involving the parish councils of Langham, Dedham, Boxted and Great Horkesley, to explore potential shared concerns about the Local Plan, and how best to respond going forwards. (West Bergholt have also been approached but appear less keen to participate).

A vote of thanks was recorded to all the members of the working group and councillors involved in preparing the village's response to the Reg 19 consultation.

100.5 S106 Update
This is still being reviewed by CCC. CIL may be introduced alongside S106 and we will pass the information on once known.
A Community Facilities amount of £1067.65 has been allocated to Langham Community Centre by CCC from a current planning application and they will be putting this money towards replacing some tables and chairs for the centre.
Parks and Recreation funding from the same application will be followed up to see if anything is due. **Action Cllr Bottwood.**

100.6 Mobile phone problems in Langham update
No new information is currently available for this but we have contacted Cllr Rowe for an update. When this is received, we will pass this on.
Cllr Haynes stated the mast company have withdrawn from a temporary mast proposal but are still considering permanent mast sites and this could take up over a year.

Mast removal impact statements from residents will be sought via an article in the Parish Newsletter and these will be passed on to Cllr Rowe. Payments for the firework event by card may be an issue so a Wi-Fi extender for the event will be looked at before then so payments can be taken.

Terms of reference for Planning Committee have been circulated and updated as per last meeting. Proposed Cllr Hunter seconded Cllr Haynes. All agreed. These will be added to the website. **Action Cllr Armstrong.**

26/101 Recreation Ground Committee updates

101.1 MUGA update
CCC were due to decide on our application to clear conditions by 12th September but has not happened to date. The planning officer has been chased twice for this but this has still had not been received. This has stalled the start of the MUGA which now risks being delayed until next Spring.

101.2 Event updates
Firework event – this is now moving forward in readiness for the firework event, various stalls and food vendors have been organised and tickets have gone live on the website. All the paperwork is now in place, just waiting for a couple of confirmations from stall holders.
Burger and doughnuts will now be there with fireworks starting at 7:45pm and the beacon lighting at 7:15pm, bar will open when gates open. Gates open 5:30pm Food vendors will be allowed on site from midday.
Recreation Ground Meeting next Friday 23rd Oct 6:30pm to finalise plans and arrangements. Clerk to book and follow up the radio telephones. John Palmer has kindly helped with the advertising boards once again.
The Shepherd and Dog have offered to have a banner on the grass outside the pub.

101.3 Footpaths review
Item is now discharged.

26/102 Hornestreet Nature Reserve update
John Helliwell has provided an update, which has been circulated.
No commitments have been made by the Trust to Knights at this stage.
An initial estimate of the likely conveyancing costs has been provided to the Trust. However, Knights cannot represent both parties to the transaction. It has been suggested that the Parish Council could either instruct its own solicitors, or act directly, using a solicitor solely to handle the Land Registry process.
This will be followed up, and Chris Graves will be consulted for his expert opinion on the most appropriate legal support for the Parish Council.
Both parties are now ready to progress matters towards finalising this with a handover event proposed for the Spring 2027. Cllr Armstrong undertook to report back to John within the following week.

26/103 Recruitment campaign
This will be entered in the next Parish Magazine and also the Langham 900 mailing list will be contacted as there is a legitimate interest to complete this.

26/104 Pylons - updates

Pylon markings are now in place on local roads and it has been noted that investigation is still being undertaken in various fields in the area.

26/105 Councillors Reports

Cllr Armstrong – In the run up to reg 19 submission date, a local resident has submitted Freedom of Information requests to CCC and the EA, seeking all information regarding the sewage works. We will continue to track progress on this.
Cllr Bottwood – SID sign in Wick Road needs to be looked and will follow this up to see if any warranty might still apply.
Cllr Hunter – nothing.
Cllr Haynes - a car that had been parked long-term on the side of the access road from the A12 to Park Lane has recently been removed.

26/106 Clerk report and correspondence

First Bus has advised that it intends to incorporate the Arriva bus network. The proposed date for the transfer is 20th December 2026.

26/107 Training and events

Any training requirements required to contact the clerk.

26/108 Items for next agenda and date of next meeting

11th November 2026 7:30pm

26/109 Chairman's closure of meeting

Meeting was closed at 9:15pm

Signed ……

Cllr Armstrong

Date ……