Minutes of

Langham Parish Council (LPC) Meeting

Held at Langham Community Centre 9th September 2026 7:30pm

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

26/076 Welcome and apologies for absence
Cllr Bottwood welcomed everyone to the meeting.
Cllr Bottwood was Chairing the meeting as Cllr Armstrong had sent his apologies.
Apologies were received from Cllr Naylor.

26/077 Declarations of Members Interests
None arose.

26/078 Agreement of minutes from meeting of 8th July 2026
These had previously been circulated and were agreed as an accurate account of events. Proposed Cllr Hunter seconded Cllr Haynes All agreed.

26/079 Matters arising from this meeting
Potholes – still ongoing
Speeding on Langham Lane - This was discussed further. An additional Automatic Traffic Count (ATC) which also shows traffic speeds can be requested but the PC would need to pay for this. Previous tests have shown that traffic speeds were self-regulating and reducing the national speed limit to 40mph was not accepted by Highways. The committee decided that they would not proceed with another ATC.
Terms of reference for planning committee- deferred for next meeting
Other items on this agenda

26/080 Public Open Forum (Maximum 15 minutes)
Questions may be noted and answered at the next meeting.
Triangle in Greyhound Hill question on ownership- clerk will check the files and bring back to next meeting.

26/081 Visitors Reports (Colchester City Council (CCC) and Essex County Councillors (ECC)

A report had come in from Cllr Rowe regarding the Colchester Local Plan Regulation 19 consultation and encourages residents to take part, particularly in relation to the proposed Langham and Boxted allocations.

26/082 **Finance**

082.1 To report on payments made in accordance with the 2026/27 budget. The following payments were made in August for July invoices as the council do not meet during August.

Clerk Salary July26	1,079.12
HMRC NI/TAX	95.92
James Todd & Co Inv 95717	34.60
Village Contractor 7/26	220.00
Moser Groundcare Ltd care of field inv. 0356	602.59
Capel Plant Holdings Ltd – portaloo for field	138.00
Wave Water Bill	47.34
Colchester City Council Road signs Turnpike Close	390.00
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Total	£2,607.57

Payments for approval for August

Clerk Salary Aug 26	1,078.90
HMRC NI/TAX	32.76
James Todd & Co Inv 96826	34.60
Village Contractor 8/26	168.00
Langham Community Centre Inv 819	28.50
Moser Groundcare Ltd care of field inv. 0376	602.50
Capel Plant Holdings Ltd – portaloo for field	126.00
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Total	£2,071.20

PKF Littlejohn External audit was received this afternoon and has been circulated and will be on the next agenda. The invoice amount has been queried by the Clerk.

2nd Precept amount of £13,444.50 was paid to the bank on the 4th September 2026.
Cllr Anderson to start these Cllr Bottwood to second. All agreed

26/083 **Planning and housing**

083.1 Planning applications received
261285 -Land to the east of, Grove Hill, Langham Colchester
Construction of a livestock building to provide shelter and storage associated with the use of the land for grazing sheep.
LPC Comment: No comment
261326 – LPC Application Recreation Ground, School Road, Langham Colchester
Application for approval of details reserved by condition 4, 6 & 7 of application 251313
CCC target date for decision is 10/9/26 no information yet.
261328 - Derryl Thatch, Chapel Road, Langham Colchester CO4 5NY

Single storey rear extension and sunken pool for private use.
Received notification today that this had been the decision by CCC as Approve conditional.
261377 -Hunters End, School Road, Langham Colchester CO4 5PB
Proposed rear extension to existing garage
LPC Comment: No comment
261466 - Martins Farm, Dedham Road, Langham Colchester CO4 5PY
Proposed conversion of an agricultural building to a dwelling
LPC Comment No comment
261455 - Land south of, School Road, Langham Colchester
Application to discharge condition 15 (off site surface water flooding prevention), 16 (surface water maintenance) and 17 (foul water design) of planning permission 220595
LPC Comment: LPA will be using a statement from Anglian Water to put in the objection from the council. Anglian Water have been contacted for an update.
261483 - New Homestead, Birchwood Road, Langham Colchester CO4 5QG
Application for a Lawful Development Certificate for a Proposed Rear single storey extension.
Lawful Development Certificates are not put out to consultation so not a matter for LPC.

083.2 Planning application decisions
252481 - Whitehouse Close, Langham, Colchester
Change of use to Residential, for a Self-Build 1 x 2-bedroom Single
CCC Decision: Approve conditional
LPC will seek clarification of this decision from the head of planning as it extends both the existing settlement boundary and also the new local plan settlement boundary.
260676 – New Homestead new 4 bedroom house replacing 2 bedroom bungalow
Application Withdrawn

083.3 Local Plan Update
On 26th August CCC Local Plan Committee approved the final version of the new local plan covering the period 2026-2043. They intend to submit it to an Independent Planning Inspector by the end of December 2026. Before that submission , residents and Parish Councils have an opportunity to respond to a final consultation exercise (Regulation 19 consultation). The consultation runs until 13th October 2026.
The scope and purpose of the Regulation 19 consultation is different and far narrower in scope.
Representations now need to concentrate on Planning Soundness and/or legality which are the only two factors the Independent Planning Inspector is allowed to assess. The updated Plan has only slightly reduced the number of dwellings from 900 to 850 new dwellings.

083.4 Langham 900 update
Ater a meeting on 2nd September the Langham900 working group is now hard at work preparing a detailed representation challenging the soundness and legality of the huge PP37 housing allocation. We will be hosting a Public Meeting at the Langham Community Centre at 7pm on 29 September or 1st October. With 3 objectives.

i) To discuss and explain our draft representation on behalf of the village
ii) To seek resident's support for this
iii) To explore potential options to continue to fight the plan via Judicial Revue, should it NOT be thrown out as unsound by the Planning Inspector.

We are not discouraging residents from making their own individual representations but they need to be evidence based and well targeted at the tightly constrained scope of the planning inspector's review. Quality not quantity is the key thing! Repetition of similar material will carry no additional weight.

LPC encourage residents to hold fire until early October before making a representation. Please review the LPC's draft representation (which we will share on the LPC website) and consider whether you can add any new points to supplement the LPC submission. Hope to see you all on 1st October.

083.5 S106 Update

LPC have been lobbying the LPA to accept broad definitions for projects so that detailed projects are not tied up in S106 contracts or UUs for a long period of time. It can take years to deliver housing so we just want to spend the money when it becomes available.
The Oaks S106 description does have broad areas in this.

083.6 Mobile phone problems in Langham update
Ongoing no updates at moment.
Clerk will contact Cllr Rowe for an update.

26/084 Recreation Ground Committee updates

084.1 MUGA update
No update at moment.
Consultation date has passed no updates as yet.
084.2 Event updates
Fireworks date 7th November 2026
An Informal Recreation Ground meeting will be arranged regarding this event.

Hedge at LCC has been booked to be cut in October with extra taken off near the gate for visibility for exiting the car park.
Pub corner – barrels are split and can we see if anyone is willing to take on this area as it is becoming overgrown and is a bit of a mess. A resident will be contacted regarding this.
The Slide has been vandalised and some nuts and bolts have been removed but it is still safe to be used. Replacement fixings are going to be completed shortly by Playequip.

084.3 Footpaths review
Cllr Haynes has followed this up regarding the P3 scheme and it is not feasible to complete this due to cost. Discharged

RoSPA inspection – Clerk to book.

26/085 Hornestreet Nature Reserve update
Conversations have been had with John Helliwell to establish which solicitors they are using to see if we can also use the same company to speed things along in obtaining the conveyancing document to transfer the deeds.
When this is known we will start the legal works needed.

26/086 Recruitment campaign
Flyer of the advert will be put into the parish newsletter.
Social media will also be used.

26/087 Pylons – updates
We are aware that National grid will be moving large construction material along the A134 to start works at Bramford and Twinstead from Mid-September to end of October 2026.
Also, this information is on Rosie Pearsons website.

26/088 Councillors Reports
Cllr Bottwood -No Report
Cllr Anderson – No Report
Cllr Haynes – No Report
Cllr Hunter – No Report

26/089 Clerk report and correspondence
We received thanks from Langham Carpet Bowls Club for the grant towards their fees for this year.
The parish council had received papers from the Dedham Vale National Landscape for a Parish Council accord (circulated 17th Aug 26) and invited them to a meeting on the 15th September 26 (Tuesday)and a proposal of meetings to facilitate closer working arrangements between Parish Councils and the Partnership. This will be looked at by the council and on the next agenda as the Chairman is not present at this meeting.

Colchester Association of Local Councils – (CALC) meeting – in person at Colchester Town Hall at 7pm if anyone wishes to attend tomorrow night 10th September 26.

26/090 **Training and events**

Any training requirements to be sent to the Clerk.
Cllr Haynes is going to be attending a tree survey course in November.

26/091 **Items for next agenda and date of next meeting**

See above.
14th October 2026 7:30pm

26/092 **Chairman's closure of meeting**

Meeting closed at 20:30pm

Signed ……

Cllr Bottwood

Date ……..