

EIGHT ASH GREEN PARISH COUNCIL

Minutes of the Meeting of the Council held at Aldham Village Hall, New Road, Aldham, Colchester CO6 3QT on Wednesday 12 November 2025 at 7. 30pm.

Present: Cllr Flavia-Maria Manda
Cllr John Jardine
Cllr Dean Nokes
Cllr Andrew Triolo
Cllr Christine Willetts

There were seven members of the public in attendance.

Colchester City Councillor Dennis Willetts sent his apologies.

86-25/26 To receive Apologies for Absence and confirm acceptance of those apologies

Apologies were **received** from Cllrs Christie and Smith and acceptance of those apologies was **confirmed**.

87-25/26 Declaration of Interests

There were no Declarations of Interests.

88-25/26 Public Participation

Mr Chambers referred to proposed events at the cricket pavilion not connected to cricket, which he said he hoped would be acceptable to councillors. He said he had met with a Colchester City Council representative regarding their request for the pavilion to be a polling station. He said he agreed as a service to the village and it would then be up to CCC to ensure all was in order.

89-25/26 To agree as a true record the minutes of the meeting of the Parish Council held on Wednesday 15 October 2025

The minutes of the meeting of the Parish Council held on Wednesday 15 October 2025 were **agreed** as a true record and signed by the Chairman.

90-25/26 To note progress on matters mentioned in the minutes

The following were noted:

- A letter regarding potholes on Turkey Cock Lane had been sent;
- Further investigation was needed into the maypole discussed at the last meeting. Cllr Willetts said she would speak to the primary school.
- Iron Latch Wood – The Parish Council solicitors have the documents from CCC but so far there has been no response to the Parish Council's queries and no completion date has been agreed;
- The Clerk would chase a response from the Woodland Trust regarding a survey of woodland;

Signed _____
Cllr J. Jardine, Chairman

- The Clerk would contact Cllr Christie regarding taking the website forward and would arrange a meeting with Mr Horst regarding transfer of emails;
- The Clerk would contact Cllr Christie about the letter regarding the 88 service to be sent to Cllr Lewis Barber.

91-25/26 Report from the County and Borough Councillors: Report from County Councillor and Ward Councillors, if present.

Cllr Dennis Willetts referred to the Colchester City Council 's Local Plan and said that a consultation draft had been approved. He said the Richborough application was due to be decided by 15 November 2025 with the site being outside the village envelope.

He said now CCC had approved the officers' recommendation for consultation sites, added weight would be given to developers looking at sites included on that list. He said official backing for the Richborough site had not been given but it had progressed in terms of planning. He said the fact that the site was now on the preferred list of sites would have to be taken into consideration.

He referred to an Essex County Council review of infrastructure and said that pre-Covid the infrastructure deficit had been £360m. He said the figure would now be £1.2bn. He said if all proposals went ahead an additional £803m would be needed to fund necessary infrastructure.

He referred to Iron Latch Wood and said that on 31 October 2025 the formal decision to transfer the property to Eight Ash Green Parish Council had been made.

He said the latest edition of the newsletter had been published and most had also been delivered.

Cllr Nokes asked if there was a process for removing sites from the Preferred List that was out for consultation.

Cllr Willetts explained the process and the difficulties involved.

92-25/26 Action Tracker

a) To review the Action Tracker

b) Update on Iron Latch Wood

c) Update on proposed developments in the parish and meetings with developers

The following points were noted:

- Cllr Nokes said the village gates were completed. He said possibly the next step was to look at installation along the main Halstead Road although this might prove more difficult;
- Cllr Willetts said she had had many positive comments about the gates;
- Footpath maintenance would be an annual project for inclusion in the budget;
- Website enhancement – the Clerk would contact Cllr Christie;
- Village Enhancement – bulb planting was planned but might be postponed due to the weather;
- Email hosting – the Clerk would contact Mr Horst to arrange a meeting;

Signed _____

Cllr J. Jardine, Chairman

- Lighting Contract – this would be on the December agenda;
- Planning – coordination of responses of relevant applications with Aldham Parish Council would be pursued;
- Noticeboard for Aspen Walk – Cllr Manda said she would perhaps contact residents who have had contact with Bellway, to see if she could make contact;
- Developer meetings were planned for the next couple of weeks.

93-25/26 Heaths, Greens and Allotments

a) To receive a report on Heaths and Greens

Cllr Nokes said that the Volunteer Day had been very successful and lots of work had been done. He said the next one would be on 7 March 2026.

b) To consider and possibly agree to accept a quote for work on the Council's trees identified in the recent Tree Survey.

It was agreed to accept the six-month quote for work on the Council's trees which had been identified in the recent Tree Survey.

c) To receive a report on the Allotments

The Allotment Steward said that all the renewal letters had gone out. He said he would look to advertise on the next newsletter for the vacant slots.

94-25/26 To agree the Parish Council response to planning applications received from Colchester City Council and to note decisions made on previous applications

252251 - Thurgood Farm, Chippetts Lane, Daisy Green, Lexden Heath Colchester CO3 8NQ - Replacement self-build agricultural workers dwelling.

It was **agreed** that there was no objection to this application, subject to a request for a restrictive covenant to ensure the dwelling was used solely as an agricultural workers dwelling and was not to be sold on the open market.

252364 - Lampitts Farm, Turkey Cock Lane, Eight Ash Green Colchester CO3 8ND - Change of use of land (regularisation) to the rear of Unit 1 and erection of 2no. buildings, all for use within Class E (g) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

It was agreed to comment that there could be concern as to what the proposed use may be within these 2 buildings and any activity here could have a detrimental impact on the neighbouring bungalow "Fossas" which borders the site. It was noted that there was also the potential of overshadowing this dwelling and blocking natural light contrary to the Village Design Guide DG5.

252375 - Brickstables House, Halstead Road, Lexden Heath Colchester CO3 0JU - Like for like repairs to lime render, timber window subcill and decorations, low level timber frame repairs to oak cruck frame, external decorations to masonry and render, minor quantities of roof tile replacements where cracked

It was agreed that there was no objection to this application.

Signed _____
Cllr J. Jardine, Chairman

252279 - Swallowfield Glamping Site, Heath Road, Fordham Heath Colchester - Outline application with some matters reserved for the Demolition of a Stable building and Glamping Pods and Erection of 4 x 2 bedroom and 3 x 4 bedroom dwellings (7no. Dwellings) with garages and new access

It was agreed to comment as follows:

“Eight Ash Green Parish Council object to this application for the following reasons:

The site is outside the village envelope.

It would be the start of a ribbon development along this rural road which is contrary to CCC's planning guidance.

The application seems to be speculative. The site has never appeared on the List for Sites which have been submitted over the past few years. Consequently, this site has never come up for possible development at any village / Parish Council meeting where potential sites have been openly discussed. Many villagers have therefore expressed a great deal of concern at this application feeling that their views throughout the recent planning process in the village have been discounted.

Heath Road is a very rural lane with wide-open aspect and views down towards the Colne Valley. It is treasured by local walkers for its peace and tranquillity and a wonderful observation point to watch the swallows which give the area its name. These will all be lost if building goes ahead. This application is therefore contrary to our Village Design Guide DG16 which states that "this area should be preserved to protect the rural nature and feel of the village."

The road is narrow, has no pavement and insufficient width to install one. Pedestrians must use the grass verge when cars approach. The road and infrastructure are inadequate for any further residential development.

Because it is a rural road, streetlights are limited to only a couple of areas where there is a small cluster of properties. There are significant open areas between each group of dwellings. This prevents light pollution in an otherwise dark area. Fordham Heath lies to the south and north-east of Heath Rd and is also obviously unlit as is the farmland to the north across the Colne valley. Extra lighting from seven dwellings will have a detrimental impact on the dark sky across quite a wide area impacting nocturnal wildlife and any star-gazing potential.

The proposed development would result in loss of employment opportunities for local residents with the closure of the current business. This is a sustainable business model which makes a contribution to the village economy.

Access to the development would result in loss of hedgerow to comply with splay requirements for this type of junction. There is also concern, as Heath Road is a narrow road with a speed limit of 60mph, about large construction traffic entering and exiting the site.

Heath Road suffers already from flooding issues during heavy rainfall. Seven additional dwellings will add to this problem. In addition, the infrastructure for drainage and sewage is inadequate for existing dwellings and the proposed development would only exacerbate this problem.”

Signed _____
Cllr J. Jardine, Chairman

Planning Decisions

None received

95-25/26 To discuss the new website and transfer of emails and note any action necessary.

This Item had been discussed earlier in the meeting.

96-25/26 To discuss the budget for the 2026/27 Council year.

The budget for the 2026/27 Council year was discussed.

The Chairman said he would circulate some dates for late November.

97-25/26 Accounts & Payments:

a) Statement of Accounts to be circulated prior to the meeting

The Statement of Accounts was circulated.

b) Approve payments for authorisation in accordance with 2025/26 Budget (Invoices Sheet)

Payments were approved for authorisation as listed below:

A & J Lighting	Streetlighting Maintenance	£179.64
Aldham Village Hall	Hall Hire	£16.00
Blake Tree Care	Tree Survey	£1,140.00
Green Square	Newsletter	£810.00
PKF Littlejohn	External Audit	£378.00
S R Gentry	Village Gates	£1,250.00
W Ralph	Heath Maintenance	£7,152.00
S Smith	Expenses – village enhancement	
Various	Staff costs	

c) To receive the cash budget document circulated by the Chairman

The cash budget document was received.

d) To consider and possibly agree to accept the quote for replacement signage at the junction of Heath Road and Wood Lane

It was agreed to accept the quote for replacement signage at the junction of Heath Road and Wood Lane.

98-25/26 To receive reports from Councillors

Cllr Jardine said that Mr Will Ralph had donated the Christmas Tree for this year and on behalf of the Parish Council he thanked him for this. He said provision of lights was being negotiated with the Barn and he would confirm details once known. He said they would be putting the tree up on 2 December 2025 at 1.30pm and any volunteers would be welcome.

He said the lighting of the tree would take place on 11 December 2025 at 6pm.

Signed _____
Cllr J. Jardine, Chairman

Cllr Nokes and Cllr Manda said they would have a decoration donation box and it was noted that Cllr Christie would be asked as well.

99-25/26 Date of Next Planned Meeting: Wednesday 10 December 2025, 7.30pm, at Aldham Village Hall, New Road, Aldham, Colchester CO6 3QT

Signed _____
Cllr J. Jardine, Chairman