

## **EIGHT ASH GREEN PARISH COUNCIL**

Minutes of the Meeting of the Council held at Eight Ash Green Village Hall, Spring Lane, Eight Ash Green, Colchester CO6 3QF, Wednesday 9 September 2026 at 7.30pm.

Present: Cllr Mike Eldridge  
Cllr Dean Nokes  
Cllr Kim Parker Adcock  
Cllr Andrew Triolo  
Cllr Christine Willetts

There were 12 members of the public in attendance.

Colchester City Ward Councillor Dennis Willetts also attended.

### **58-26/27 To receive Apologies for Absence and confirm acceptance of those apologies**

Apologies were received from Cllrs Lorraine Christie and John Jardine and acceptance of these apologies was confirmed.

### **59-26/27 Declaration of Interests**

There were no Declarations of Interest.

### **60-26/27 Public Participation**

A resident referred to all the information that had been circulated on various proposed developments within the village. She said it was very confusing and she was hoping for some clarification.

The Chairman said that in short, Colchester City Council have no agreed Local Plan, so cannot satisfy the five year housing supply requirement. He said this enabled developers to put in applications and with “tilted weight” – a presumption in favour of approval – these applications are much more likely to be successful. He said the Richborough application had already been agreed for housing adjacent to Aspen Walk and the Bellway application for houses between the dentist and Wood Lane had been submitted. He said in addition there were two potential developments that had been declared to the Parish Council from Bloor and Cala and another on the old Halstead Road through to the back of Heathfields. He said he believed Richborough were now talking to potential developers. He said the total potential new dwellings was in the region of 1100.

A resident referred to previous consultation on possible sites which seemed to have had no effect.

The Chairman said that CCC had changed their position on this site.

Cllr Dennis Willetts gave background information on the CCC Local Plan, land-banking, and how this had proceeded over the last two years. He said targets for housing were constantly being increased by central Government, and changes to the National Planning Policy Framework had changed the weight councils could give to planning considerations, meaning

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Cllr J. Jardine, Chairman

that if a district council turned down an application for more than 150 homes, this would go straight to the Government for a final decision.

Cllr Parker Adcock said that it was very important to work with other villages and to take account of other developments which were outside the parish but which might have other effects such as an increase in traffic.

There was further discussion about the issue and the concerns of residents.

The Chairman said that all would continue to fight the good fight, and that the Parish Council would update residents and engage with developers and CCC to keep everyone in the loop.

The Chairman introduced a representative from the new football club to the meeting. He said it had been lovely to see both football and cricket taking place on Sunday on the heath and the work on the football pavilion was a credit to the club.

The Chairman said that Item 70 would be taken next.

**70-26/27 To consider and possibly agree to contribute towards a refrigerator and a hot water heater for the Football Club Pavilion**

It was **agreed** to purchase a new refrigerator and a hot water heater for the Football Club Pavilion. It was noted that the Football Club would liaise with the Clerk once they had identified the items that they wanted.

**61-26/27 To agree as a true record the minutes of the meeting of the Parish Council held on Wednesday 8 July 2026**

The minutes of the meeting of the Parish Council held on Wednesday 8 July 2026 were **agreed** as a true record.

The Clerk thanked Cllr Willetts for taking the minutes of the meeting.

**62-26/27 To note progress on matters mentioned in the minutes**

There was nothing to note that was not dealt with separately on this agenda.

**63-26/27 Report from the County and Borough Councillors: Report from County Councillor and Ward Councillors, if present.**

Ward Councillor Dennis Willetts offered apologies from Cllrs Lewis Barber and Sara Naylor who were at a CCC meeting. He said August was traditionally quiet at CCC but the Town Hall had been busy this year looking at Local Government Reorganisation. He said the Government had now announced that this was paused for review and would not go ahead in 2028. He said Cllrs Barber and Naylor were involved in looking at what would happen next.

He referred to the A12 Junction 26 and said that there had been a huge increase in traffic. He said when responding to planning applications, planning inspectors liked to see data. He said developers had highly-paid consultants to provide this and the Parish Councils needed to get into consultancy mode, for instance using software to produce traffic models. He said there was a need for a data-driven set of arguments.

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Cllr J. Jardine, Chairman

He said there was a new Chief Planning Officer at CCC. He said the difference in access across Junction 26 and Junction 28 had been raised with this officer. He said pedestrian access across Junction 26 should be a priority. He said walking across this bridge would be even more perilous after new developments were built and there was a statutory right to walk across. He said an Action Plan was required.

He referred to the recent fire and said the proposed Cala Homes site was now just stubble. He said the ecology on the site had been destroyed.

The Council and residents noted their thanks to a local resident, who was also the Council's contractor, who had been instrumental in preventing the spread of the fire and more significant damage. It was noted that the Clerk would write to him on behalf of the Council.

A resident said it should be noted that there was traffic which came off the junction that did not come through the village and went down the old Halstead Road or to the Holiday Inn or Doucecroft School.

Cllr Nokes asked about the roll-out of the new wheelie bins.

Cllr Willetts said that there were various arguments in favour of this. He said the roll-out would happen eventually.

The Chairman thanked Cllr Willetts for all his work and support for the Parish Council.

#### **64-26/27    Action Tracker**

##### **a) To review the Action Tracker**

##### **b) To discuss traffic calming measures on Halstead Road and Wood Lane (Vehicle Activated Signs and white fences)**

##### **c) Website**

##### **d) Any other matters**

a) The Action Tracker was reviewed.

b) Cllr Nokes said that he proposed to add another VAS for use in the parish. He said finding a suitable place in Wood Lane had proved difficult and work was ongoing with regard to this. He said it would be possible to add another for Halstead Road and this would be considered later at this meeting.

He said white gates at the A12 end of the A1124 were being considered although at the other end of the village these would be left for the moment as the speed limit sign would be moved as part of agreed development.

He said Speedwatch was looking for more volunteers so if anyone was interested they should contact him.

The Chairman said that Item 68-26/27 would be taken next.

#### **68-26/27    To consider and possibly agree to purchase a new Vehicle Activated Sign**

It was **agreed** to purchase a new Vehicle Activated Sign as detailed in figures circulated prior to the meeting.

c) It was noted that Cllr Parker Adcock and the Clerk would work together on the website.

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- d) Cllr Triolo thanked Cllr Naylor for her assistance in the matter of the Iron Latch Wood S106 agreements. He said there was a figure of £88,000 in total for work in the wood immediately and so far in the region of £55,000 had already been committed for fencing and boundaries and facilities for bikers. He said he had engaged with people in the wood who were respectful and open to the work. He said the bike trails had been mapped on Strava by a local expert and he was very grateful to this person as an excellent job had been done. He said work would look at separation between pedestrians and bikers and formally enclosing the bike area for safety reasons. He said walks had also been mapped and sites for benches were being considered, taking into account accessibility. He said there had been engagement with Natural England through the Woodland Trust and they had looked at the ponds and waterways. He outlined plans for the future.

A representative of the Friends of Iron Latch Wood said work on timber was organised, to clear an entrance to the bike area and de-risk the paths of dead trees, although only where necessary, taking into account the bigger ecological picture. He said log boundaries and chippings for paths would also be considered.

Cllr Triolo said grants would be pursued.

#### **65-26/27 To agree the Parish Council response to planning applications received from Colchester City Council and to note decisions made on previous applications**

261381 - Land North of, Halstead Road, Eight Ash Green CO6 3PX - Proposed phased development of 145 homes (incl. associated parking and amenity), public open space and landscaping, access and associated development works/infrastructure

It was **agreed** to object to this application. It was agreed that Cllr Willetts' written objection which had been circulated prior to the meeting would be submitted as the Parish Council's response, together with two documents from a third party covering ecology and transport. It was noted that the three documents would be the Parish Council's response and the Clerk would ask CCC to ensure that this was noted as an objection on the CCC website.

#### **Planning Decisions**

260967 - 6 The Rise, Eight Ash Green Colchester CO6 3QQ - Rear single storey extension incorporating an existing garage, conservatory. – **Permission granted, 6 conditions, 20 July 2026**

**261074** - 2 The Murrells, Heath Road, Fordham Heath Colchester CO3 9TW - Proposed side and rear extension – **Permission refused, 1 reason, 21 August 2026**

#### **66-26/27 Heaths, Greens and Allotments**

- a) **To receive a report on Heaths and Greens**
  - b) **To receive a report on the Allotments**
  - c) **To consider and possibly agree to grant permission to the Cricket Club to hold their annual awards evening on Saturday September 19th 2026.**
- a) Cllr Nokes said he would speak to the contractor about work on the heath. He said work was being considered for the middle pond, and on posts and ditches. It was noted that this was particularly important for security.

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- b) Cllr Eldridge said he had contacted the school about engagement to progress a community garden and if there was no response here he would try the care homes and possibly the Stanway School. He said he would like the Council to consider in the future a compost toilet on the allotments and said he would look into this further. It was noted that the Clerk would undertake research on how to site a container on the allotments, bearing in mind they are on common land.
- c) It was agreed to grant permission to the Cricket Club to hold their annual awards evening on Saturday September 19 2026.

**67-26/27 To consider a response to the Colchester Submission Draft Local Plan and Sustainability Appraisal Regulation 19 Consultation**

This Item was deferred until October.

**69-26/27 To consider and possibly agree expenditure for a memorial bench on the heath**

Expenditure for a memorial bench on the heath was agreed as circulated prior to the meeting.

**71-26/27 Accounts & Payments:**

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

**b) Approve cheques for signature in accordance with 2026/27 Budget (Invoices Sheet) – to be circulated at the meeting.**

Invoices were approved for payment as listed below:

|                              |                     |            |
|------------------------------|---------------------|------------|
| Anglian Water                | Allotments          | £278.24    |
| Various                      | Staff costs         | £807.99    |
| A C Treecare                 | Iron Latch Wood     | £24,000.00 |
| Sign Stop                    | Iron Latch Wood     | £2000.00   |
| G M Horst                    | Emails              | £156.56    |
| G Smith                      | Iron Latch Wood     | £12.82     |
| Eight Ash Green Village Hall | Hall hire           | £30.00     |
| S Smith                      | Expenses            | £51.99     |
| Starboard Systems            | Accounting software | £532.80    |

**72-25/26 To receive reports from Councillors**

It was noted that the Clerk would write to the Council's contractor to express the Council's gratitude for his efforts during the recent fire which had prevented significant damage.

Cllr Eldridge referred to the salt bin discussed at a previous meeting.

Cllr Triolo referred to the management plan for Iron Latch Wood. A representative from the Friends of Iron Latch Wood said he had used an old plan as a basis for the future, with a view to reviewing every two years and generating a new one. He said for the moment the focus was on the big stuff and then the next ten years would be considered. He said the boundary path had already been mentioned and they were now looking at making internal

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pathways, and the litter and dead wood would be managed. He said they were all very open to getting further advice as necessary.

Cllr Triolo said as far as possible contractors would be local to the area.

Cllr Nokes referred to the request from the Football Club for support for their grant application. It was noted that the Club would liaise with the Clerk to provide the documentation necessary.

The meeting closed with a discussion about the heath, the football pitch and the future of the Festival.

**73-25/26      Date of Next Planned Meeting: Wednesday 14 October 2026, 7.30pm, at Eight Ash Green Village Hall, Spring Lane, Eight Ash Green.**

Signed \_\_\_\_\_  
Cllr J. Jardine, Chairman