



Great Bromley Parish Council

MINUTES OF THE MEETING HELD AT 7PM ON WEDNESDAY 8th OCTOBER 2025 AT GREAT BROMLEY VILLAGE HALL

In attendance: Cllr Murch, Cllr Blowers, Cllr Fairley, Cllr Mander, Cllr Nicholls and Cllr Smith.

Also in attendance: Cllr Scott and Lizzie Ridout (Parish Clerk &RFO)

Members of the Public: 3

1. **Welcome and apologies for absence**

The Chairman welcomed those present to the meeting. Apologies for absence were submitted by Cllr Hardy, TDC Cllr Wiggins and ECC Cllr Guglielmi.

2. **Minutes of the last meeting**

The minutes of the meeting held on Wednesday 10th September 2025, previously circulated, were approved and signed as a correct record.

3. **Declarations of Interest**

Members were invited to declare any Disclosable Pecuniary Interests, or other interests, and the nature of them, in relation to any item on the agenda. There were none.

4. **Co-option of councillors**

Following the notice of vacancies and confirmation that no election had been requested, an application for co-option to the Parish Council was received for Members' consideration.

Cllr Fairley proposed, and Cllr Nicholls seconded, that Mr James Pirie be co-opted to the Parish Council. Members unanimously agreed and welcomed Mr Pirie to the Council.

Following the meeting, the Declaration of Acceptance of Office would be signed, the Register of Interests completed, and the co-option formally ratified at the November meeting.

5. **Public Participation**

A resident from the Hare Green area had reported that a toilet tent had been left on site. He expressed concern regarding the presence of human faeces observed on the pavement along Mary Lane South. Members noted this with disappointment and acknowledged additional reports indicating that a portaloo had been left in situ.

Cllr Murch undertook to speak to the Football Club, and to also discuss an increased fee for using the area on Saturdays as well as Sundays.

The resident also asked if there was any update about the new development along Harwich Road, which there was not.

6. **Planning Determinations – for information only**

REFERENCE	PROPOSAL	LOCATION	DECISION
25/01018/FULHH Mr Scott Mulcahy	Householder Planning Application - Side, rear and first floor extension to existing garage including one bedroom annex with balcony, rooflights and dormer windows.	Bay Trees Parsons Hill Great Bromley CO7 7JF	Approval - Full 12.09.2025 Delegated Decision
25/01130/COUNOT Mr S Brazier	Prior Approval Application under Part 3, Class Q of the town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of agricultural building into three dwellings with rear extension.	Bush Farm Hall Road Great Bromley CO7 7TR	Prior aprv req - deemed appl approved 08.09.2025 Delegated Decision

7. **Planning Applications**

Great Bromley Parish Council

REFERENCE	PROPOSAL	LOCATION
25/01396/FULHH	Householder Planning Application - Part garage conversion and rear single storey extension to create one bedroom annex. Great Bromley Parish Council had no comment.	Bromley House, Harwich Road, Great Bromley

8. Five Estuaries and North Falls Substations Design Guide engagement

Members considered a response to the consultation and agreed that it was strongly against the entire project. The following response was agreed:

1. Great Bromley Parish Council considers it in the best interests of the community for the proposed buildings to resemble agricultural structures typical of the immediate vicinity. The Council notes from the explanatory booklet that photovoltaic (PV) panels are stated to be unfeasible. Further clarification is requested regarding this limitation, and confirmation is sought as to whether PV panels are definitively excluded.
2. Agricultural buildings in the surrounding area are predominantly steel-framed. The Council therefore recommends that a steel frame with metal cladding would be the most appropriate construction method.
3. The Council supports a reduction in building width to allow for widened edge planting to the south-east. This adjustment would enhance screening from Ardleigh Road and improve visual integration.
4. It is essential that the colour palette used for the development blends as closely as possible with the surrounding environment. Colours should be guided by neighbouring agricultural barns, and vivid, bright, or conceptual colourways must be avoided.
5. Visual integration is considered key to minimising the impact on local residents.
6. The Council notes that landscaping proposals are likely to increase rabbit populations, which could adversely affect nearby agricultural businesses. Given the working agricultural context of the site, rabbit fencing must be incorporated to protect adjacent farmland. Five Estuaries and North Falls must assume full and ongoing responsibility for all fencing and landscaping maintenance.
7. All fencing must be designed to allow Five Estuaries and North Falls access within their own boundary for landscape maintenance. There must be no reliance on landowners or the local authority to maintain project-related planting or fencing.
8. A mix of native species should be used in planting schemes, with consideration given to the use of more mature specimens during initial stages. Species vulnerable to drought should be avoided. Locally, mixed species or blackthorn hedging provides effective, low-maintenance screening and is well-suited to the area, particularly along Ardleigh Road. Broad bands of loosely planted trees and shrubs, if poorly maintained, may become unsightly over time. Planting must not obstruct access required for ditch clearance and maintenance, which is critical to preventing winter flooding along Grange Road and Ardleigh Road.
9. The local area is widely used by walkers, dog walkers, cyclists, horse riders, runners, wheelchair users, and families. As the village also serves as an amenity space, accessibility is paramount. Safe, connected routes that are inclusive and accessible to all must be incorporated.
10. The Council remains concerned about the lack of clarity regarding the interaction between National Grid's proposals and those of Five Estuaries and North Falls along Ardleigh Road. National Grid intends to widen the road, which currently has a 60mph speed limit. The cumulative impact of both projects poses increased risks to road users. Where landscaping intersects with roads and agricultural field entrances, visibility splays must be incorporated into the design to ensure safe access and egress for agricultural vehicles. Appropriate road signage must also be included to prevent collisions and safeguard all road users.

Great Bromley Parish Council

9. Reports

- a) County Councillor's Report – previously circulated.
- b) District Councillors' Reports – previously circulated.
- c) Parish Councillors' Reports
 - Cllr Smith reported that the Speedwatch team had carried out a session on Harwich Road, during which 12 motorists were recorded exceeding the speed limit.
 - Cllr Fairley advised that Essex County Council had undertaken a tree survey in Log Cover Wood, and that some trees were identified for felling as a result.
 - Cllr Mander reported that the Aspen tree in St George's Close remained in need of attention.

She also raised concerns regarding the condition and maintenance of the village flower tubs, noting that one at the War Memorial required replacement. Members were asked to consider reducing the overall number of tubs, with a suggestion to offer two to the Village Hall or remove them entirely due to the high cost of watering. It was agreed that the Maintenance Team would take over watering duties going forward.

Cllr Mander confirmed that the Coronation Rose was thriving in its pot and offered to purchase a King Charles III rose to be planted in Church Meadow near a bench.

- d) Clerk's Report and Correspondence received
S137 applications were due before the 31st October to be considered at the November 2025 meeting.

10. Action Sheet review and update

The actions from the last meeting were reviewed and noted. Cllr Smith to contact PCSO Groves again.

11. Accounts

The Accounts Monitoring Officer confirmed that the Council's accounts were in order. The Clerk reported that the Notice of Conclusion of Audit had been duly published.

Cllr Blowers, Cllr Mander and Cllr Fairley were appointed to the Budget Sub-Committee. Together with the Clerk, they would prepare the draft budget for 2026-27 for consideration and approval at the January meeting.

It was agreed that three meetings would be scheduled to allow adequate time for preparation and to consider budget priorities.

12. Clerk's Salary Review

Members considered a recommendation from the Personnel Sub-Committee to increase the Parish Clerk's hourly rate to £18.35, effective from April 2026. Cllr Murch proposed, and Cllr Nicholls seconded, that the increase be approved. All Members were in favour.

13. Maintenance Team update, Play Area inspection reports and subsequent works

Members considered the inspection reports for the Church Meadow and Hare Green play areas. No major concerns were identified at either site. It was agreed that the Maintenance Team would prepare a schedule of works to address minor issues and ensure the continued safety and upkeep of both areas.

14. Tree survey

Members approved the commissioning of a tree survey covering trees located on Parish Council land within the village.

15. Councillor Training Opportunities with Essex Association of Local Councils (EALC)

The Clerk had circulated details of training opportunities available EALC. No requests for training were received.

16. Donation of a Defibrillator

Great Bromley Parish Council

Members considered the offer of a defibrillator unit for community use. It was suggested that the village hall install, and then the Parish Council pay ongoing maintenance such as replacement pads. It was agreed to draft an outline of the costs expected.

17. Proposal to Host a Village Fete in 2026

The item was not progressed at the meeting.

18. Highways update

There was none.

19. The following payments were approved:

Clerk's salary	£668.99
HMRC	£167.20
Employer's NI	£69.80
LGPS – ECC Pension	£297.61
Great Bromley Village Hall	£26.00
Lewis Mander – Village Maintenance	£478.82
Chris Morgan – Village Maintenance	£271.25
Clacton Business Services Ltd – payroll	£94.50
GB Farm Servies Ltd – parts	£13.06
Bland Landscapes – grass cut and hedge flail	£752.52
Tuckwells – oil	£25.74
Tuckwells – strimmer line	£13.10

The following breakdown of Maintenance team costs was noted:

Name	Total hours	Hourly rate	Expenses	Total cost
Lewis Mander	28	£16.62	£13.46 - fuel	£478.82
Chris Morgan	16.5	12.5 @ £16.10 4 @ £17.50	-	£271.25

Late invoices received after the agenda was published were also agreed as follows:

Signs Made Easy	£26.52
Tuckwells – oil	£25.74
Wicksteed Leisure Ltd – play area inspections x 2	£360.00

20. Climate Change and Carbon Footprint

Members considered the effect of any decisions on our Carbon Footprint and Climate Change in general.

21. Date of next meeting – Wednesday 12th November 2025 at 7pm at Great Bromley Village Hall.

Items of business should be sent to the Clerk before Monday 3rd November 2025.

The meeting closed at 9.04pm.