

**BOXTED PARISH COUNCIL (BPC)**  
**MINUTES OF THE MEETING OF THE PARISH COUNCIL**  
**HELD ON 12 NOVEMBER 2025 AT 730PM IN BOXTED VILLAGE HALL**

**PRESENT:** Members – Councillors Jamie Seakens (Chair), Arabella Brentnall, James Collitt, Amin Dedhar, Jon Hunt, Angela McLauchlan and Lee Smith.

Karen Thompson – Clerk

**ALSO PRESENT** There were members of the public in attendance.

**25/144** **Welcome and noting apologies.** Jamie Seakens welcomed everyone. Cllr's Gene Pugh and David Taplin were absent with apologies sent.

**25/145** **Declaration of Interests** – None declared.

**Item 25/151 was taken at this point**

**25/151 License Application - The Revival Pub**

**To note that a letter was sent to the new owner of the Revival Pub to invite them to a council meeting to describe the plans for the new pub.**

**Also to note that a License Sub Committee hearing is scheduled for 18<sup>th</sup> November where residents may be objecting to the license application.**

Mr Coppen was present and described his plans for the Revival Pub at the site of the former Royal British Legion. It included his license to sell alcohol, providing a comfortable space for local people, often the elderly, carrying on in the legion tradition. There are no plans for food in the near term. Space for pool teams and a local darts team, a kindergarten is interested in a hire space and a women's group. The motivation is not profit. They have extended the area allocated to parking so can park over 12 vehicles. Envisaged opening hours are Wed – Fri 4 – 9pm and 10pm on pool match nights, Sat 12 – 2 and 3 – 9pm, Sun 4 – 9pm. The RBL would be maintaining an office in the building.

Mr Coppen added that planning enforcement had visited to see if a change of use planning application would be required and verbally suggested that if the use was not changing then planning would not be required.

The Council thanked Mr Coppen for his time coming to the meeting.

**25/146 Public Participation Session.** A member of the public asked what was known about the site included in the Colchester draft Local Plan. Councillor Brentnall had observed the Colchester Meeting on Monday evening and was able to give an update on where Colchester Council is on the matter. The relevant points from the meeting were:

1. The motion to put CCC's draft Local Plan forward to the next stage was approved, but the motion amended to reflect that its content is not necessarily approved by the Council, only that the draft plan is approved to go forward to the next stage, Reg 18 public consultation. There can be more than one Reg 18 public consultations. This consultation will take 6 – 7 weeks over the Christmas period.
2. Amendments to this draft plan are possible after Reg 18 consultation, in that potential sites can be removed, or even added, prior to proceeding to the next Reg 19 stage.
3. Local objection to a site will only be considered on presentation of evidence that it would not be viable. Karen Syrett (Colchester Planning) made the point that if even 2000 people turned up to object in principle to an allocated development site, then their voices would not count for anything without hard evidence being presented as to unviability/undeliverability.
4. The fact that a site has been allocated for development does not mean that it will automatically be given the go ahead. But once a site has gone through Reg 18 consultation and been progressed, this potential for development is much more likely, subject only to the Planning Inspectorate's approval

5. It was felt by the majority that it was better to put the existing Draft Local Plan forward to the next stage, rather than decline it and open the door to uncontrolled speculative development in the absence of an approved plan.
6. Between a Rock and a hard place or facing a Cliff Edge rather than adopting a defective plan over which there might be some control, were some of the metaphors used to describe the situation that Colchester City Council finds itself in today.

**25/147 Minutes of the last meetings of the Council held on 8<sup>th</sup> October 2025**

**Councillors are asked to agree the draft minutes of the last meeting as a true and accurate account of the proceedings (see attached).** These were agreed to be an accurate record of the meeting.

**25/148 Colchester City Council (CCC) and Essex County Council (ECC)**

**To receive the verbal reports of City Councillors and County Councillor.** Cllr Lewis Barber was able to join the meeting at 8pm and was able to talk through the likely planned Local Council reorganisation required as part of the move to a Strategic Mayoral Authority for the whole of Essex. Given the Essex Highways project to replace the heritage Boxted Bridge in the Dedham Vale National Landscape and the local opposition arguing that a repair was more cost effective and maintains our history and heritage the council asked if this would be affected given Essex Highways should tender for the position currently enjoyed by Ringway Jacobs and Cllr Barber seemed to think that this contract would be competed even with the changes in authority reorganisation.

Cllr Barber also spoke of his disappointment regarding the repair of Severalls Bridge being delay again till 2027.

The council also asked about the possibility of cut back to improve visibility at the junction of Horkesley Road and Straight Road given the number of road traffic incidents on what is a difficult junction. The council resolved to ask Essex Highways to require greater visibility.

**25/149 Planning Applications**

**.1 To consider the following planning applications and any other applications arriving after the date the agenda is published:**

Reference	Address	Description	Action
<a href="#">252343</a>	24/10/2025 30A Straight Road	Application for approval of details reserved by condition 9 of application 222803	None
<a href="#">252341</a>	24/10/2025 Gulsons, Church Street	Re-rendering, re-roofing and window replacement.	None
<a href="#">252262</a>	15/10/2025 Wig Cottage, Straight Road	Application to discharge condition 4 (roof materials) and 5 (weatherboarding) of planning permission 242547	None

**.2 Decisions**

**Decisions** approved by Colchester City Council were noted.

**.3 Decisions** refused by Colchester City Council were noted.

**.4 To decide to register an interest in the Planning Inspectors consideration of the Norwich to Tilbury Pylon Project with an initial comment. Registration required before 25<sup>th</sup> November.** Cllr Hunt would draft the initial comment to be submitted with registration. He also added that he may be able to do a session in the café and encourage others to register.

**.5 To note that Bellway have requested a meeting with councillors to present their plans for the site on Straight Road, and we have suggested the Parish Council meeting scheduled for 14<sup>th</sup> January 2026.** This was noted and the council also discussed the benefit of seeking advice from planning consultants in order to ensure that if any development proceeds that we are able to ensure the scale and style is appropriate to Boxted. It was resolved to get an idea of scope and costs from local planning consultants.

.6 **To note the email received from the Colchester Council Monitoring Officer regarding a complaint concerning the council objection to planning application 250519 Lions Farm Additional Storage confirming that no further action will be taken (see attachment).** This was noted. It was also noted that the planning application refusal of 250519 was appealed and the appeal has recently been dismissed.

**25/150 Protection of verges and designation of lanes**

- .1 **To consider requiring Essex Highways to address the issues of traffic driving over newly sown verges in the areas affected by Anglian Water Pipeline in particular, but also on other attractive verges in our rural lanes.** It was agreed that verge repair would only fall to Essex Highways where they have responsibility. Landowners can add blocks or stakes to their land as long as they do not create a hazard.
- .2 **To consider seeking the re-classification of minor roads such as Cooks Hill and Carters Hill as officially single track with designated passing places, unsuitable for large vehicles (Cooks Hill already has an unsuitable for HGVs sign, but it is usually obscured).** Cllr Barber suggested we look at the Quiet Roads scheme and the council agreed do this.

**25/151 This item was taken earlier in the meeting.**

**25/152 Gigaclear channel on Council owner land**

**To note that permission has been given for a Gigaclear channel and POT to be dug on the bank in front of the village hall to facilitate fibre broadband provision in Cage Lane.** This was noted.

**25/153 Parish Council Finance**

- .1 **To receive the Parish Council Financial Report as at the 31 October 2025 (see attachments including bank and card statements).** Receipts to date were £79,289. Spend was £ 59,526 inc VAT which will be claimed back. Bank holdings were £97,622.
- .2 **To approve for payment the invoices presented.**

**Parish Council**

Gross Pay all employees (inc NI, PAYE, Pensions)	3076.11
Clerk's expenses (WFH, Mileage and sundry purchased)	84.50
Green bins	£99.28
Cloudy IT licenses	109.32
Hall Hire	22.00
OLP Fenland - Gate spring	55.00
Wood - Kent	£30.72
Anglian Landscapes - groundwork	5814.00
Will Moser	1287.00
No Butts Bins - Picnic benches	2346.00
All Things Print Xmas event	137.00
Goff Oil	524.27
Accident book etc	44.56

**Direct debits**

Internet

Water

Electricity

Waste removal

**Village Hall**

Michelle Gourlay	216.00
RCCE Inspection of Accounts	120.00
Keys for cleaning cover	32.94
PPLPRS	265.80
E & J Fire ext service	204.00

**Direct debits**

Internet

Water

Electricity

**25/154 Budget Formation Considerations - Discussion to capture priorities for spend.**  
The council identified a number of projects for consideration but felt that they should be subject to Section 106 or grant funding and that the current costing lines for the budget in 2026/27 be maintained recognising a 2 – 3% uplift.

**25/155 Straight Road Verges**  
**To consider the state of verges/hedges along Straight Rd (see attachment) and decide any action in order to provide verges which can be walked on.** The clerk and Cllr Collitt agreed to work on this before the next meeting.

**25/156 Recreation Ground/Village Green**  
.1 **To note the cancellation of a meeting with footballers and an attempt to rebook.** This meeting has taken place and the outcome will be circulated separately.

**25/157 Essex Highways request for license for maintenance for part of Village Green**  
**To note the planned meeting.** Noted.

**25/158 Clerks Report**  
The clerk advised about the following:

- Deer head found on public right of way
- Alteration of angle of Village Hall lights
- Road Collision at corner of Horkesley Rd and Straight Road

The land adjacent to the field has a new sign on it. Councillors asked if we were able to find out who might have put up.

**25/159 Items for the next meeting agenda**  
**The following items are planned for the next meeting agenda:**

- Budget agreement and precept request
- Bellway homes presentation regarding possible site allocated in Colchester draft Local Plan.

**25/160 Date of Next Meeting – The proposed date of the next meeting is 14<sup>th</sup> January 2026 in the Village Hall. Delegated authority being granted to the Clerk with authorisation from the Chair for emergency and time critical issues. No meeting is scheduled for December.** The next meeting date was agreed.

Signature \_\_\_\_\_ Signed by \_\_\_\_\_