BOXTED PARISH COUNCIL (BPC)
MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 9 SEPTEMBER 2026 AT 730PM IN BOXTED VILLAGE HALL

PRESENT: Members – Councillors Jamie Seakens (Chair), Arabella Brentnall, Amin Dedhar, Jon Hunt, Angela Mclauchlan, Lee Smith and David Taplin. Clerk – Karen Thompson

ALSO PRESENT There were members of the public present.

26/136 **Welcome and noting apologies.** Jamie Seakens welcomed everyone and noted the apologies of Cllrs Gene Pugh and James Collitt.

26/137 **Declaration of Interests** – None declared.

26/138 **Public Participation**
A member of the WI came to report the recent successes of the thriving Boxted WI group. She asked that priority be given to the provision of a village hall microphone and to the repair of the wooden trail in the play area.

26/139 **Colchester City Council (CCC) and Essex County Council (ECC)**
To receive the verbal reports of City Councillors and County Councillor.

Cllr Tom Rowe spoke of the CCC decision to push forward with the current Draft Local Plan to Regulation 19 having been persuaded that a poor Local Plan is better than no Local Plan. He urged that residents and the Council engage with the current consultation which runs until 4pm on 13th Oct 2026. He spoke about the recent study (IADP) into lack of Colchester Infrastructure which identified a requirement of £1.3bn with £506M funding identified leaving a shortfall of £811M. This impacts the whole city but has the additional impacts for the rural north villages of Boxted, Langham etc as wastewater/sewage and public transport access are known problems.

Cllr Rowe also explained that the Government decision to push forward with the Local Government Review in Essex, which would see the creation of a new unified council covering the Tendring, Colchester and Braintree areas, has been withdrawn until central government completes a wider review into the project. For Boxted this delays the changes that we were expecting to start in 2027. So far as we understand the Mayoral elections are still scheduled May 2028.

26/140 **Minutes of the last meetings of the Council held on 26 August 2026.**
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 approved.

26/141 **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
261566 Exp 18/9	West View, 61 Straight Road,	New outbuilding for agricultural use abutting the East end of two existing buildings.	There was no planning concerns raised and no comment would be made.
261233 Exp 6/8	27 Straight Road	Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to a flexible use within Commercial/Business/Service (Class E). The Town and Country Planning (General Permitted Development) (England) Order 20	There was no planning concerns raised and no comment would be made.

261023 Exp 4/8	25 Straight Road	Retrospective permission for change of use from agriculture to dog walking field.	There was no planning concerns raised and no comment would be made.
261265 Exp 12/8	Honeysuckle Cottage, Queens Head Road	Erection of single storey rear extension.	There was no planning concerns raised and no comment would be made.
261621	Harrow Wood, Queens Head Road, Boxted Colchester CO4 5RH	Conversion of existing workshop building to a single dwelling, together with associated parking, private amenity space and ancillary works	The council raised concerns that this application was contrary to the BNP but was not objecting to the proposal. Council agreed to request that if granted then external lighting conform to the Dedham Vale Dark Skies Project and that hedging/trees be preserved and/or enhanced with native species.

2. Decisions

To note the following decisions that were approved:
261263 The Firs, Straight Rd
261089 17 Mallards Straight Rd
To note the following decisions that were refused:
261047 8 Hill Farm Way
These were noted.

.3 **To note the Parish Council objection to 261376, Land North of Straight Road and to note the submission re possible S106 projects that might be available if planning was to be granted.**
This was noted.

.4 **To notice the wooden constructions at Walnut Orchards (see attachment).**
The council felt that wooden constructions erected at Walnut Orchards might breach covenants applied on purchase – this would be a civil matter and not something that Colchester Planning would be concerned about.

26/142 **To consider submitting an objection to Regulation 19 of the Colchester Draft Local Plan consultation.** The council resolved to object and to work with the other rural north parish councils.

26/143 **Parish Council Finance**

.1 **To receive the Parish Council Financial Report as at the 31 August 2026 (see attachments including bank and card statements).** Received and noted.

.2 **To approve for payment the invoices presented.** Approved.

.3 **To note that the Parish council can draw down on the Football Foundation Grant to assist with pitch improvement.** Noted and it was decided that Cllrs Dedhar and Brentnall would work with the clerk to consider the merits of the grant and how it might be used, if required.

.4 **Consider funding an external storage box for a defibrillator at St Peters Church, from PC funds or from Boxted Village Hall funds as the Hall is leased from the Boxted with Langham PCC.** This was agreed in principle but would seek funding from Boxted Village Hall as a contribution to the hall building provision from the PCC.

.5 **To note and approve the pay rise to the clerks hourly rate of pay announced by NALC (see attachment).** The council approved the new hourly rate of pay for the clerk in line with the published pay scales for clerks nationally.

26/144 **To receive an update on the café opening and the query by CCC re business rates.** Councillors were pleased that the Hub café was now open and noted the enquiry by CCC as to rateable value.

26/145 **Recreation Ground**

.1 **To receive an update on the status of sports pitches and consider using pitch improvement in Autumn 2027 to top dress and close the pitches for 4 weeks.** This would be taken forward as part of the action agreed in 26/143.3.

26/146 **Clerk's Report**

To receive the clerks report. The clerk had no updates to provide.

26/147 **Items for the next or subsequent meeting agenda(s)**

To note or propose items for the next agenda including any raised. Nothing was identified but councillors would submit items for future decision to the clerk.

26/148 **Date of next and future meetings**

The proposed date of the next meeting is 14 October 2026 at 730pm. Delegated authority being granted to the Clerk with authorisation from the Chair for emergency and time critical issues. This was agreed.

Signature _____ Signed by _____