



**MINUTES OF THE PARISH COUNCIL MEETING HELD AT THE VILLAGE HALL
ON MONDAY, 16 MARCH 2026 AT 7.30PM**

Present: Andrew Marchant
David Oxley
Simon Bagnall
Cllr David House
Amanda Parker
Jan Pledger

Members of the Public: Mark Parrot
Kate Oxley
Gemma Fry
Robert Cadwallader
Ann Grimsdale
Kate Hurst
Sarah Cruise
Sue Smith
Colin Smith
Rod Hart

County / District Councillors: None Present

Police: None Present

Apologies: PCSO Leon De Bruyn

Officer present: Caroline Jones (Clerk)

66.1 Apologies received: DC Geoffrey Williamson and PCSO Leon De Bruyn.

66.2 Personal / Prejudicial Declarations : None raised.

66.3 County / District Councillor Comments : Not present.

It was noted that the District Councillor had retired with effect from today, 16 March 2026. His email was read to those present at this evening's meeting. His retirement will trigger a by-election, expected to take place on 7 May 2026. The Clerk had expressed thanks for his service, and the Chairman will write to him following this meeting.

The Chair / clerk will write to CC Terry Smith regarding Anstey Quarry and village speed-monitoring matters, as he was not in attendance at this evening's meeting.

66.4 Public Comments

A question was raised regarding the installation of solar panels on both listed and non-listed dwellings. It was noted that the process differs within the conservation area, although it was not considered to be onerous.

66.5 Police

Two commercial burglaries were noted from the February crime report, clerk to request further.

66.6 Minutes from meeting held July 12th January 2026

Following some minor amendments, the minutes of the meeting held on 12th January were approved as such, but they will be reauthorised at the next Parish Council meeting.

66.7 Planning

66.7.1 Snow End House SG9 ODN : 3/26/0270/CLPO and 3/26/0147/LBC : installation of 24 solar panels behind high hedges and trees, batteries storage in shed. No comments / objections raised. Awaiting decision.



66.7.2 Cherry Tree House SG9 ODX : 3/26/0181/HH : s/s rear extn, 2-storey side ext, roof alterations and rear dormer – no comments / objections raised - awaiting decision.

66.7.3 Land at St George's End : 3/25/1204/FUL : 2 x 2-bed / 2x3-bed homes – Awaiting Decision – new plans received. Comments due by 31.03.26.

Open discussion agreed the following to be amalgamated into the Chairman's summary:

- Proposal breaches District Plan Policies VILL2 (not infill; inappropriate ribbon development) and TRA2 (unsafe access; inadequate parking).
- St George's End cul-de-sac already overloaded; proposed parking layout unsafe and unrealistic, including blocked substation access.
- Applicant has made no material changes to overcome previous refusals.
- Development harms the Village Hall setting, creating obtrusive gardens and damaging historic open character.
- Significant ecological harm to established habitats left intentionally as wilderness.
- Noise, light and amenity impacts on the Village Hall and neighbouring properties.
- Increased pressure on school and church parking; exacerbates existing speeding concerns.

A response to planning will be formulated to incorporate the concerns raised by both Councillors and Parishioners.

66.7.4 High Hall Farm : 3/25/1309/HH : Conversion of outbuildings to create ancillary bedroom, home office and a gym/play room, insertion of roof lights – WITHDRAWN 24/11/25.

66.7.5 High Trees : 3/24/1206/HH : Erect S/S detached garage and car port : Approved by Inspectorate on appeal on 28 Feb-25. Approval granted for detached garage and carport only; gateway planning issue was not resolved.

66.7.6 Two Twits Barns : 3/26/0239/FUL : retrospective siting of towable shepherd's huts and log fired hot tub. Comments due by 01/04/2026 – no objections, clerk to upload to planning portal.

66.7.7 Brambles Work : A proposal could involve the demolition of an existing bungalow and the construction of four dwellings on the site. The development would impact the approach up Snow End and extend behind neighbouring properties and Hill Farm. The site is considered an unknown quantity at this stage. The existing bungalow would need to be demolished. An estate agent has advised that the likely outcome would be a bungalow development; however, no outline planning application has been submitted and no plans have yet been drawn up. The situation will be monitored.

66.7.8 No other applications discussed.

66.8 Finance

66.8.1 Summary of funds for this financial year approved and accepted.

Clerk to review the payments for Sharpe printing as the Dec/Jan details are missing from the financial record.

66.8.2 Bank Reconciliation dated 16 March 2026 was accepted and approved.

66.8.3 Payments for March and April 2026 were approved, together with a further invoice due from Sharpe Print.

66.9 Highways / Vegetation

No vegetation or highway concerns were reported. Road conditions, including potholes, were noted to be better than in other villages, and recent digging works towards Brent Pelham have resulted in improvements. Some standing water was observed; however, it was noted that this would likely clear if the ditches were properly maintained. Overall, the roads were considered to be in good condition.

66.9.1 Advisory speed-limit signs will be reviewed and revisited at a future meeting.

Concerns were raised with regards to village vehicle speeds, with the suggestion that local farmers be contacted by letter ahead of the harvest period to reinforce the need for careful driving through the village, particularly for employees operating large agricultural vehicles. It was noted that the issue has only emerged in recent years, coinciding with an increase in vehicle size and the use of temporary or seasonal staff. There is also potential for increased biofuel-related traffic from Lincoln Hill passing through the village, with more land being used for this purpose and crops cut and stored in stacks this year. Storage activity in the area was also mentioned. These points were noted and will be monitored. It was agreed to liaise with CC Terry Smith to discuss the 20mph advisory limits. Reference was made to another village that has introduced a 7.5-tonne weight limit; however, it was noted that such



restrictions typically apply only to through-traffic and would not affect delivery vehicles accessing the village. It was also acknowledged that a weight limit would have limited impact on agricultural traffic. It was confirmed that through-lorries do not generally use Anstey as a route to other villages, although routing measures may offer some benefit.

66.10 Sewerage Charges Update

Progress is ongoing, with an invitation issued via social media and the newsletter to form a residents' group, which has received 11 responses. There remains uncertainty regarding the number of properties connected, with conflicting information provided. Concerns have been raised with the housing provider regarding unexplained and inconsistent bill increases; the response outlined how bills are calculated but did not justify the rises. Some residents have received apologies and rebilling, while others have experienced significant increases, including one bill showing a 293% rise. Overall, communication has been difficult and the situation remains unsatisfactory. Further escalation may be required.

66.11 Rural Affordable Housing :

The CDC correspondence received was discussed, rural affordable housing discussions are, at this stage, not required for the village due to no relevant sites.

66.12 Anstey Quarry :

A private meeting will be arranged with Terry Smith to discuss the Quarry and 20mph advisory limits.

66.13 Flooding

66.13.1 The Well – Improved.

66.13.2 Silkmead – Satisfactory.

66.13.3 Cave Gate – Conditions improved; flooding now lasting approximately half a day rather than several days previously.

66.14 Litter Bins / Litter Update

A village-wide litter pick was carried out approximately one year ago. Most areas/roads remain in good condition. Lincoln Road and main roads were noted to be less satisfactory. It was suggested that a further litter pick be considered for the autumn. A request for volunteers to support litter picking along Lincoln Hill will be included in the newsletter.

66.15 Playing Field

Cllr Bagnall will arrange for the playing field hedge to be cut.

66.16 Church

Wood sale from the beach tree amounted to £80.

66.17 School – no items for discussion.

66.18 Village Hall

The quiz held on 14 Mar-26 raised £936 and was considered a successful event. Thanks were noted regarding the VAT support for heater servicing. Exercise classes, including Thai Chi, continue to be well attended, with around a dozen participants. A volunteer has kindly assisted with filling potholes using road planings, including repairs to the driveway up to the first gate and the main car park entrance, and will continue to do so as needed. Additional support has been provided through strimming around the slide and gateways. Flooding in the main car park has reduced following the creation of a drainage channel to help water run-off from the lower car park.

66.19 Newsletter

The submission deadline for the April/May edition was 10 March, with the printed version sent for printing yesterday and the digital version scheduled for release tomorrow. An online supplement will be issued digitally for two local businesses and will not appear in the printed newsletter. The next issue is planned for late March/early April, with some events advertised over the Easter period. The delayed distribution of the printed edition will be highlighted within the digital version. The benefits of maintaining printed copies were discussed, and it was noted that parishioners were able to opt out of receiving a delivered copy.

66.20 Defibrillator

Checked today, all working perfectly.



66.21 Mobile Phone Mast

It was noted that Anstey is well positioned to potentially support mobile coverage and discussions are ongoing with a company that has successfully delivered similar schemes elsewhere in Essex. The proposal remains of interest, although two potential sites within the village were identified which would require a visually obtrusive mast; installation on the church is not an option. Any landowner involvement would attract only minimal rental income, and one potential site would be particularly prominent. The scheme would provide improved mobile signal coverage for the village. Further communication will continue to assess site suitability, with siting and visual impact to be brought back to a future meeting for consideration.

66.22 Correspondence Received – shared with the Councillors, no comments.

66.23 Any other Business

The Local Power Plan received from MP Chris Hinchliff was reviewed, having previously been considered last year. Due to the dispersed nature of the village and the distances between residents, it was felt that the proposal would not be viable or beneficial. It was therefore agreed that this is not something the parish would pursue further.

66.24 Future Items /Matters Carried Forward :

60.22.1 Laptop performance continues to be monitored – to be cleaned/checked by Oops! IT if needed.

60.23 Next Meeting : to be held at the village hall on Monday, 11th May 2026 commencing at 7.30pm.

Meeting closed at 8.32 pm.