

The Minutes of the Meeting of the Great Waltham Parish Council held on Tuesday 17<sup>th</sup> February 2026 at The Village Hall, Ford End. at 7.30pm.

25/2431 Chair's Welcome:

Chair: Gilbert.

Cllrs: Martin, Stephenson, McDevitt, Bradley, Jackson, Steel and Taylor.

25/2432 Apologies.

Cllrs Holland, Jenkins, and Nicholls.

25/2433 Declarations of interests (existence and nature) about items on the agenda and any request for dispensation.

Planning Item 2 - Minerals Planning Application ESS/05/26/CHL/PRE

Cllr Steel made a declaration due to his position on the County Council Planning Committee.

25/2434 Public Participation session for any items regardless of its existence on the agenda.  
7 members of the public.

- **26/00037/FUL** (Planning item 1) – Objection to this application. The application is against the North End Village Design Statement (VDS). Visibility concerns for the adjacent cottages and farm. North End character will change if this goes ahead. One dwelling will have no impact on the CCC housing targets. Not a sustainable development. No one walks to the bus stop. Concern it is not just a limited dwelling as stated.
- **26/00129/FUL** (Planning item 7) – Current dwelling needs modernising – 1980s conservatory and prefabricated garage, 1947 redbrick building. Increase number of bedrooms by 1. Garage size reduced. Adjacent to Hoe Lane (protected lane) but 3 or 4 metres back from the lane. Change the dwelling from a T shape footprint to an H shape footprint. Pre-application advice has been sought from CCC planning team.
- Concern expressed over the increase in rural crime. Can Essex Police be canvassed for additional patrols? Noted that Essex Police state crime is reducing in the area and crime detection rates have increased.
- **26/00037/FUL** – Objection to the proposed application. Conflict with the spatial strategy in the NE VDS (2007). Conflict with the infill (small gap) requirements. Rural character will be harmed. Harm to the adjoining Grade 2 properties. Current use of adjoining properties is for equestrian business on one side and North End tree nursery on the other – it is inappropriate to add a residential dwelling next to these commercial activities. The surrounding land drains towards the proposed dwelling. The site has had a temporary roadway laid and drains have been filled. The application raises flooding concerns. Ecology report in the application understates the ecology impact of the development. The presence already of 7 or 8 commercial vehicles and shipping containers on the proposed residential dwelling site should be noted.
- **26/00037/FUL** – Objection as this is not infill. This is a large gap. Several inaccuracies in the planning application. The area referred to as a garden centre is a tree nursery. It is the remaining part of a field from when Bennetts Farm was split into lots. The building design does not follow the NE VDS as the colour scheme conflicts with the existing character of the village. It is a poor design for North End. There is no garage. The porch should be around the rear of the building. The flooding problem in this area is a concern.

25/2435 Report by County Councillor – (Cllr Mike Steel).

The full report will be online in the agenda section of the website.

- Pylons – Planning Inspectorate considerations are at the preliminary hearing stage focussing on the process of the review. At a hearing focussing on the local stretch of the proposed transmission line 26 people attended and 11 were concerned about the stretch from Great Leighs down to Highwoods. 7 spoke about the Waltham Gap proposals.

- Local Government Reorganisation – The CCC elections are going ahead in May 2026. A Greater Essex Greater Authority will be created and run for two years without a mayor where Southend and Thurrock get two votes each and ECC three. In March 2028 Unitary Councils take over.
- Highways – Winter maintenance scheme continues – pothole repairs.
- CCC Scrutiny committee – Capped CIL distribution following building development in Chignal parish. £160k neighbourhood fund available was used by Chelmsford City Council for unparished areas.

**Resolution:** **The Council to write to Chelmsford City Council leader regarding why as an adjoining parish it was not contacted to potentially register an interest in the CIL funds available.**

25/2436 Report by Chelmsford City Councillor – (Cllr Mike Steel).  
The full report is online in the agenda section of the website.

25/2437 Confirm the minutes of the ordinary meeting of the Council held on 19<sup>th</sup> January 2026.

**Resolution:** **The minutes were confirmed.**

25/2438 Note the minutes of the F&GP Committee meeting held on 26<sup>th</sup> January 2026

**Resolution:** **The minutes were noted.**

25/2439 Note the minutes of the Recreation Committee meeting held on 2<sup>nd</sup> February 2026

**Resolution:** **The minutes were noted.**

25/2440 Note the minutes of the Highways & Transport Committee meeting held on 9<sup>th</sup> February 2026.

**Resolution:** **The minutes were noted.**

25/2441 Update on the decisions of Chelmsford City Council Planning department.

<u>Reference</u>	<u>Address</u>	<u>Status</u>
25/01550/FUL	Butlers Littley Green Road Great Waltham Chelmsford Essex CM3 1BU	Application Permitted
25/01713/LBC	Garnetts Farm Mashbury Road Great Waltham Chelmsford Essex CM3 1EG	Application Permitted
25/01712/FUL	Garnetts Farm Mashbury Road Great Waltham Chelmsford Essex CM3 1EG	Application Permitted
25/01463/FUL	Russetts Back Lane Great Waltham Chelmsford CM3 1LG	Application Permitted

25/2442 Local Planning consultations:

**1. Reference: 26/00037/FUL**

Address: Land Adjacent Bennetts Farm Bennetts Lane Great Waltham Dunmow

Description of works: Proposed erection of 1 new self-build dwelling.

**Resolution:** **The Parish Council objects to this planning application. North End does not have a defined settlement boundary within the Rural area, and any development is in the countryside. This application is for a residential development with domestication features which would harm the rural character of the area and the setting of the adjacent listed buildings.**

**The proposal is to erect a market, self-building dwelling on agricultural land; it does not offer any contribution to rural enterprise in the countryside and is not a sustainable development. The proposed site is Agricultural Land. It used to be part of the fields for Bennetts farm. When the farmhouse was last sold, the site was separated from the main farmhouse but remains agricultural land. In this application it is variously described as residential garden ex-North End Nursery and brown field land – but it is none of those.**

**The applicant claims that the application is for 'rural infill.' It proposes to insert a domestic dwelling between an equestrian enterprise one side and a wholesale tree nursery on the other. This is not infill because it is not a small gap in a continuous frontage. Existing dwellings on the opposite side of Bennetts Lane and downhill from the application site have a recent history of flooding caused by run-off from the site and fields behind. Introducing further hard surfacing by erecting a building on the site will exacerbate this flooding risk.**

## **2. Minerals Planning Application ESS/05/26/CHL/PRE**

Construction of a new biomethane project Anaerobic Digestion plant ("AD Plant") with 100GWh or 1,200m<sup>3</sup> per hour biomethane production capacity. A grid connection is available to the National Transmission System (NTS), about 100 metres from the site, across land under the control of the landlord.

- Cllr Steel made a Declaration due to his position on the County Council Planning committee.
- The location of the proposed development (between Ford End, Littley Green and Hartford End) was noted.
- It was noted that pre-applications are not made public and that the Council has been given the opportunity to make comments on information provided to it by ECC Planning department.

**Resolution: Great Waltham Parish Council object to this pre planning application for the following reasons:**

- **The resultant industrial complex within a large compound would be extremely intrusive and spoil the natural beauty of the countryside of the Chelmer valley.**
  - **This operation would exacerbate congestion on the nearby B1008 by being served by 50 vehicles a day , HGVs, and tractor trailers.**
  - **There are alternative sites in less sensitive area specifically designed for this purpose as shown in the wate policies map.**
  - **The proposed development is inappropriate for this location being of unjustified scale with harmful visual and cumulative impacts on the local rural landscape.**
  - **The proposed site is in Great Waltham parish, 270 metres from the river Chelmer, and equidistance between Hartford End, Ford End, and Littley Green, a Bridleway PRW 32 runs through the site.**
  - **The purpose of the project is to generate methane (marsh gas) from organic material on an industrial scale (120,000 pa tonnes) using an Anaerobic Digestion process.**
  - **The system would be contained in a fenced compound which would replace 4.1 hectares (11 acres) of arable land and include four 36m x 14m digestion tanks and a number of other large industrial structures including a transformer / substation, a 15 m high emission stack, a gas flare, an emergency generator, weighbridge with office and a large attenuation lagoon.**
  - **Organic material would be brought into the area and include animal and chicken manure, food waste from schools, abattoirs, food manufacturers, potatoes processors, hospitals, residential waste, crop waste, and silage.**
  - **The access from the B1008 is a concern due to the road being a 60MPH limit and the requirement for 50 vehicles a day to turn in and pull out of the site is a safety concern for all road users.**
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25/2444      Budget Update

Precept 2026/2027 - £106,592.

- £53296 due 30<sup>th</sup> April 2026,
- £53296 due 30<sup>th</sup> October 2026.

## Financial Budget Comparison

Comparison between 01/04/25 and 12/02/26 inclusive. Excludes due and unpaid transactions.

Excludes transactions with an invoice date prior to 01/04/25

	2025/26	Actual Net	Balance
<b>EXPENDITURE</b>			
Total Council	£111,503.38	£92,746.92	£18,756.46
Total Expenditure	<u>£111,503.38</u>	<u>£92,746.92</u>	<u>£18,756.46</u>
Total Income	£111,503.38	£126,642.26	£15,138.88
Total Expenditure	<u>£111,503.38</u>	<u>£92,746.92</u>	<u>£18,756.46</u>
Total Net Balance	£0.00	£33,895.34	

**Resolution:**    **The budget position was noted with one financial period remaining.**

25/2445      Confirmation of payments-(Clerk) :

Payee	Item	Budget heading	Payment
salaries	salaries	salaries	£ 1,274.66
unity trust bank	bank charges	bank charges	£    6.00
HMRC	PAYE	PAYE	£   777.47
Essex Pension fund	Pensions	Pensions	£ 1,186.10
Essex Pension fund	Pensions	Pensions	£60.00
Cleaning Service	Pavilion Cleaning - Jan	Pavilion expenses	£   60.00
Three Mobile	Broadband	Pavilion expenses	£   19.54
Clerk	Expenses	Expenses	£   74.72
JCM	War memorial Bollards	Asset Refresh	£1680
Amazon	Wire fencing	maintenance person Consumables	£   60.00
M&G	Fires Extinguisher service	Pavilion expenses	£44.00
Writtle Tree Consultancy	Tree Survey	Professional Fees	£   690.00
Chelmsford City Council	2 X Dog Bins	Asset refresh	£   720.00
Village Roofing	Bus Shelter	Asset refresh	£3,850
Parish News	4 pages of the Annual report	General Reserve	£210.00

**Resolution:**    **The payments were approved.**

25/2446      Monthly Bank Reconciliations-(Clerk)

**Resolution:**    **The three bank accounts were reviewed against the cashbook and approved.**

25/2447      Clerks Report.

Maintenance person:

- Hedge trimming at Playparks.
- General minor repairs.

Clerk:

- New E-mails.
- New Website.
- Training – Assertion 10.
- Committee meetings – agendas , minutes.

**Resolution:**    **Clerk to request confirmation from members that all new e-mail addresses have been set up successfully.**

25/2448 Update on the Action Tracker (circulated with the agenda) – (All).

Several items were closed. Actions were discussed and updated.

25/2449 Note the safety concerns raised by Ford End residents and request that Essex Highways cut back the sidings alongside the Sandon Hill/Main Road, footway in Ford End.

The path has become overgrown and needs to be cut back for a distance of c.50m.

**Resolution:** **The Parish Council supports this, and the Clerk is to report it on the Report It function on the Essex Highways website.**

25/2450 Approve the Recreation Committee's proposal to request Great Waltham Horticultural Society removes their trading hut from the Brook Mead allotment site.

The Council cannot find any use for the building if ownership was passed over and the building refurbished. The decision to remove the hut is to be passed back to the GWHS and request the hut be removed from the site in accordance with the agreement between it and the Council.

However, the Council will continue to look to work with GWHS to help facilitate the works.

**Resolution:** **Clerk to contact the GWHS to remove the building as the Parish Council has no requirement for it.**

**Resolution:** **The landlord has confirmed that the concrete base can remain.**

25/2451 To note and consider the Council's quarterly 2025/26 action plan update report (see document circulated with the agenda).- (Cllr Gilbert).

The activities completed in the last quarter (November to January inclusive) were noted.

25/2452 To review Essex Highways' response to the blocked drain and kerbing issues in Church Lane, Ford End as reported in 2023, and agree next steps.

The meeting noted the further deterioration since the 2023 defect report was made, and that water remains unable to drain away. It appears the drain has collapsed. Also, the kerb needs to be reinstated. There is a potential to install double yellow lines so that vehicles (especially bin lorries etc.) do not need to mount the kerb and damage the drain when avoiding vehicles parked near the corner.

**Resolution** **Cllr Martin to add the pictures and concerns to the Track it website to generate an incident number.**

**Resolution:** **Cllr Martin to report and request kerb reinstatement.**

**Resolution** **Cllr Martin to use Report it to request drain clearance.**

**Resolution** **Clerk to contact CCC to request a road sweep of Church Lane.**

25/2453 It is proposed by NW Parishes Group that Alison Farmer should present a review of her landscape study with her findings at the Planning Inspectorate's Examination Hearing on Landscape and Visual Issues in relation to National Grid's pylon scheme proposals. Is the Parish Council willing to part fund her attendance?

The cost is £378 for the contribution from the Parish Council. The meeting recalled that the Council has previously contributed to the cost of the original study.

**Resolution :** **The Parish Council supports this proposal and to contribute of £378.**

25/2454 Review the Parish Council's approach to overgrowing hedges where they interfere with all forms of traffic.

It was noted that a number of hedges in the parish have been noted, and that it may be that some property owners are not always aware of their obligations to ensure vegetation does not encroach onto the highway.

**Resolution:** **Cllr Bradley to share a draft of a letter which the Council would send to property owners in the first instance to remind them of their responsibilities.**

**Resolution:** **Parish Council to write to residents whose hedges are overgrown once the wording of the letter has been agreed.**

25/2455 Discuss the date change of the F&GP meeting from 23<sup>rd</sup> February.

**Resolution:** **The change was agreed, a new date of 27<sup>th</sup> April was agreed.**

25/2456 Discuss and approve any items to release for publication. - (All)

- Phone Box maintenance and uses survey.
- Allotments

Meeting closed at 21.38  
Will Adshead-Grant  
Clerk to the Council.

Council	Frequency	Committee	Day	date	Month	Year	Location
GWPC	Monthly		Monday	16th	March	2026	
GWPC	Annual Assembly	Annual Assembly	Tuesday	24th	March	2026	<b>GWVH</b>
Bank Holiday			Monday	6th	April	2026	
GWPC	Bi-Monthly	Recreation	Monday	13th	April	2026	
GWPC	Monthly		Monday	20 <sup>th</sup>	April	2026	
GWPC	Quarterly	F&GP	Monday	27 <sup>th</sup>	April	2026	
Bank Holiday			Monday	4th	May	2026	
GWPC	Quarterly	H&TC	Tuesday	5th	May	2026	
Bank Holiday			Monday	25th	May	2026	
<b>GWPC</b>	Monthly	AGM	<b>Tuesday</b>	<b>26th</b>	<b>May</b>	<b>2026</b>	<b>Ford End</b>
GWPC	Monthly		Monday	15th	June	2026	