

HIGH EASTER PARISH COUNCIL

MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL

held at High Easter Village Hall on Monday, 2nd February 2026 at 07:30pm

Present: Cllrs Robert Lodge (Chair), Nigel Boreham (Vice-Chair), Lucy O'Connor, Neil Reeve and the Clerk, Oliver Rogers.

0 residents were in attendance.

Essex County Cllr, Susan Barker arrived at 7.30pm

The Chair opened the meeting at 7.31pm

Cllr O'Connor raised the lack of inclusion of planning application UTT/25/3317/HHF relating to Cherry Cottage, The Street. The Clerk apologised for the error of omission and it was decided to look into seeing if an extension could be secured for comments on this planning application. No further discussion took place on this application. *[Since this meeting the revision to the original planning application has now been refused by Uttlesford District Council]*

25/140 APOLOGIES FOR ABSENCE

The meeting accepted apologies for absence from the following:

Cllr Wendy Colgrave due to being away.

Cllr Janet Robinson due to illness.

25/141 DECLARATION OF INTERESTS FOR THIS MEETING

None.

25/142 PUBLIC FORUM (Maximum 15 minutes)

None.

25/143 MINUTES OF ORDINARY PARISH COUNCIL MEETING held on Monday, 5th January 2026. The meeting **resolved and agreed** the minutes as a record of the proceedings.

25/144 COUNTY AND DISTRICT CLLRS REPORT

Local Elections on 7th May for Essex County Council are going ahead. Next year there will be elections for the new unitary authorities and then in 2028 for a directly elected Mayor of Essex.

Cllr Barker and Cllr Reeve (In his capacity as a UDC councillor) attended a UDC enforcement briefing and a discussion on planning enforcement issues and cases around High Easter took place. Cllr Reeve said UDC now has 3 people on enforcement, which has increased. Parish Councillors are keen to understand possible action from the District Council in relation to the Homely/Walnut Tree Cottage site and the Maidens Farm appeal. More information to follow at a future meeting with Cllr Barker and Cllr Reeve to follow-up the matters.

Cllr Barker left the meeting at 7.46pm.

Signed
Cllr Robert Lodge (Chair, Parish Council)

Cllr Reeve updated the meeting on the change of housing contract provider and that UDC will be bringing this back in-house. UDC will be setting a budget on 22nd February. Also the decarbonisation project is moving forwards with some housing stock to get heat pumps, solar panels and insulation, along with the London Road Offices. The Local Plan has been approved by the national planning inspectors.

A discussion followed on low income families in the parish and how to identify individuals and sent support information. The Clerk to action an article in the Parish News and to circulate information to local residents.

25/145 COUNCILLORS REPORTS

To receive reports on the following from lead Cllrs.

- *Planning including Local Plan* – Cllr Colgrave
- *Highways including highway safety* – Flooding on the Street in front of the Old Post Office Stores. Cllr Lodge said there was a brick culvert behind the housing and this was often blocked – Cllr O'Connor to take pictures, Cllr Barker to ask Highways to jet it again. Verge markers to be installed by Cllr Boreham.
- *Environment including litter picks* – Cllr Boreham – Fly tipping at Garnetts Wood reported by the Clerk and removed by UDC.
- *Village Hall liaison, playing field, Jubilee Meadow* – Cllr Robinson.
- *Footpaths* – Cllr O'Connor - Footpath 70 has had it's routing issue resolved and the sign is now in place. This is the path near Ramseys on the High Easter Road and the detail has been confirmed both visually and by ECC's Rights of Way Team. Cllr O'Connor raised an issue that Essex Way signs at Herons Lane were in the ditch by the footbridge.
- *War memorial* – Cllr O'Connor/Cllr Robinson
- *Uttlesford liaison* – Cllr Reeve
- *Defibrillator management* – Cllr Colgrave/Cllr Lodge

25/146 CLERK'S PROGRESS UPDATE and CORRESPONDENCE TO NOTE

- Training

25.146.01 Clerk has applied for the Certificate in Local Council Administration (CiLCA) and been accepted. Registration fees are due for payment and planning on the course work is now taking place.

25/147 PLANNING APPLICATIONS [See APPENDIX A below]

25.147.01 The meeting **resolved and agreed** to make the following comments and objections to the planning applications considered in Appendix A.

A discussion followed on planning application UTT/26/0068/FUL and a comment from Cllr Colgrave was read out from an email. This comment concerned the location of the new hedge line and the site splays for the access entrance. Councillors discussed the application and decided to agree the following comment from the Parish Council:

If Uttlesford District Council is minded to approve this application then a condition should be inserted that the equestrian buildings should always remain subservient to the main Grade-II listed house.

Conditions should also be considered by the District Council to ensure the stable complex and outdoor horse exercise arena remains as ancillary buildings and for use by the owners

Signed
Cllr Robert Lodge (Chair, Parish Council)

of Ramseys exclusively. The stables should be for personal enjoyment, not commercial livery, riding schools, or training facilities.

The Parish Council is concerned about the size and location of the proposed building in relation to the listed building of Ramseys. Parish Councillors are concerned about the changes to the character of the surrounding countryside to satisfy the site visibility splays for the entrance road onto the High Easter/Barnston Road. The character of the road is mainly hedgerows and trees the whole distance between High Easter and Barnston and this development will significantly change the immediate carriageway verge side and should not reduce the amount of hedging currently in the location, once the new fence line is installed. The Uttlesford Local Plan (2021-2041) (Draft/Emerging and 2005 Plan) can now be considered in this application and [Policy SP10/S7] says that species rich hedgerows should not be removed and should be conserved especially outside of settlement boundaries.

Parish Councillors noted the comments on the construction and materials proposed for the horse manège and support the use of substances that will not lead to microplastic pollution in the local environment.

More evergreen hedging should be included in the proposed plan layout to screen the development around the horse manège.

25/148 LOVE YOUR BUS UPDATE

The Parish Council has made 2 bids for funding in the Love Your Bus 2 scheme being run by Essex County Council. The first application is to run a service on Mondays between Dunmow and Epping via High Easter and has the support of Good Easter, Kelvedon Hatch, Stondon Massey parish councils and Epping Town Council. The other bid is for marketing materials to promote all bus services through High Easter. A decision is likely in April.

25/149 FINANCE [See APPENDIX B below]

25.149.01 Parish Councillors **resolved and agreed** to make the following below payments.

25.149.02 The meeting noted that the current account balance is **£14,439.68** and the saving account balance is **£60,832.20** as at 27th January 2026. During January we received a payment of £190 from the Dunmow Rovers Football Club and £4,371.01 from Essex County Council as the second part of the hedge maintenance agreement.

25.149.03 Parish Councillors noted that Precept form was submitted to Uttlesford District Council.

25/150 WEEKEND GREEN WASTE SERVICE

25.150.01 The Parish Council **resolved and agreed** to retrospectively approve the decision to fund the green waste skip for 20 weeks as included in the budget agreed at the January meeting. The cost for this service will be £90.50 per hour, an increase from £87.00 in 2025. The total cost for the year will be £1,810 a total increase of £70 compared to last year. The first skip will be on Saturday 28th February from 11.30am for an hour at the Village Hall.

25/151 VERGE AND GROUND MAINTENANCE CUTTING TENDER

25.151.01 Parish Councillors **resolved and agreed** to extend JCM Services verge cutting and ground maintenance contracts for an extra year to cover 2026. Essex County Council has paid the second part of the funding for verge cutting in-year rather than arrears meaning that all contracts can be considered on a 2-year rolling basis for re-tender.

Signed
Cllr Robert Lodge (Chair, Parish Council)

25/152 ITEMS TO NOTE FOR THE NEXT MEETING

Playground proposals and upgrade works

War Memorial

Litter Pick

25/153 FUTURE DATES OF NEXT MEETINGS

****Please note the change of dates for Easter Monday and the Early May Bank Holiday****

Monday 2 nd February	Monday 6 th July
Monday 2 nd March	Monday 7 th September
Monday 6th April <i>Monday 13th April</i>	Monday 5 th October
Monday 4th May <i>Monday 11th May</i>	Monday 2 nd November
Monday 1 st June	Monday 7 th December

25/154 DATE OF NEXT MEETING, Monday, 2nd March 2026 at 7.30pm at High Easter Village Hall.

Meeting closed by Chair Cllr Lodge at 09.23pm.

Signed
Cllr Robert Lodge (Chair, Parish Council)

APPENDIX A

REF	ADDRESS	DESCRIPTION	DETAILS
Latest applications			
UTT/26/0068/FUL	Land South Of Ramseys The Street High Easter Essex	Creation of stables, barn, outdoor horse exercise arena and associated access and circulation space	Re-submission Refused in December 25 for excessive number of buildings Parish Council to comment that the building remains subservient to the main building and used for private equestrian only.
UTT/26/0147/DOC	Wheats Farm Stagden Cross Road High Easter Essex CM3 1HW	Application to discharge condition 5 (external lighting) and 6 (hard/soft landscaping) attached to UTT/23/1059/FUL.	Delegated Decision Noted.
UTT/26/0112/LB	Cock And Bell House The Street High Easter Essex CM1 4QW	Repairs to chimney	Delegated decision Noted.
UTT/26/0110/FUL	Quoins Onslow Green Barnston Essex CM6 3PR	S73 application to vary condition 2 (approved plans) of UTT/24/0618/FUL (Demolition of 3 no. barns and erection of 5 no. houses with associated landscaping)	Delegated decision Noted.
Information only			
UTT/25/3218/CLP	Two Sticks Barn High Easter Road High Easter Essex CM1 4PZ	Proposed 5m x 10m swimming pool	Approved
UTT/25/3219/FUL	Two Sticks Barn High Easter Road High Easter Essex CM1 4PZ	S73 application to vary condition 2 (approved plans) of UTT/25/1858/HHF (construction of new outbuilding)	Refused – The inappropriate design and location of the PV panels and counter to Local Plan 2005 GEN2 and EVN2
UTT/25/3230/LB	Poplar Cottage The Street High Easter Essex CM1 4RE	Proposed installation of Vehicle EV Charger	Approved
UTT/25/3375/DOC	Cock And Bell House The Street High Easter Essex CM1 4QW	Internal alterations including the replacement of main stairs and removal of bathroom to first floor and WC to ground floor. Elevational changes including reinstatement of front chimney and reinstatement of door to rear elevation, replacing 3no. metal framed windows to north elevation and lowering of patio.	UTT/23/0359/LB approved in August 2023. Discharge conditions in full – 23 rd January 2026

Signed
Cllr Robert Lodge (Chair, Parish Council)

UTT/25/31 45/LB	Chestnut Cottage The Street High Easter Essex CM1 4QS	Single storey extension/rebuild of rear porch with W.C and two storey rear extension including ensuite within pitched roof.	Refused
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APPENDIX B

The following financial payments are proposed:

<i>PAYMENT TO:</i>	<i>VALUE:</i>
Oliver Rogers, Parish Clerk [January] includes additional hours worked for Love Your Bus as per the budget	£709.68
EALC payment for training courses	£553.20
SLCC course registration fees	£495.00
St Mary's Church donation for the Christmas turkey	£50.00
Lodge's Coaches reimbursement for Love Your Bus half-year of additional journeys as per the previously agreed budget for project	£5,200.00
TOTAL:	£7,007.88

Signed
Cllr Robert Lodge (Chair, Parish Council)