

MINUTES OF PARISH COUNCIL MEETING held on Tuesday 2nd September 2025 at Leaden Roding village hall.

Present: Cllr Phil Sutterby, Cllr Jim McIntock, Cllr Geoff Todd and District Cllr Susan Barker.

Apologies: Cllr Jeanette Norfolk and Cllr Ann Bush

Members of the public: 1

1. MINUTES

1.1 The minutes of the Parish Meeting of Tuesday 1st July 2025 were proposed by Cllr Todd as a true record, seconded by Cllr McIntock and carried unanimously. The minutes were signed by the Chairman.

2. PUBLIC QUESTION/CONCERNS

None.

3. DISTRICT COUNCILLOR'S REPORT

3.1 Cllr Barker stated she has received correspondence from residents of Leaden Barns addressing concerns regarding development of more houses in the vicinity. Cllr McIntock has also discussed concerns with residents.

Cllr Barker stated that grants are available from various agencies for Village Halls, Churches and voluntary groups. She can advise of these grants if requested.

Cllr Barker informed us that Essex is proposing three areas for the devolution process, with Uttlesford grouped alongside Braintree and Colchester.

4. PARISH COUNCILLORS' REPORTS

4.1 Cllr Todd reported that the hedge between Porters cottage and Chalks Villas is overgrown, the clerk will report this to Highways.

4.2 Cllr McIntock reported that the hedge between the village hall and Holloway Crescent is overgrown, the clerk will report this to Uttlesford.

4.3 In her absence the clerk reported that Cllr Norfolk is concerned with rubbish left in the field opposite the church on Chelmsford Road. The Chairman has been advised that builders working on a neighbouring property have temporarily left the rubbish in the field, which they intend to remove.

5. PUBLIC QUESTIONS/ CONCERNS

5.1 None.

6. CLERKS REPORT

6.1 Ongoing antisocial behaviour from a resident in Holloway Crescent – it appears the burning of rubbish is still continuing from inside the house at this time. This will be monitored and reported again to Uttlesford if necessary.

6.2 The clerk has now received the invoice for £86.16 from Leaden Roding Social Club being one third of the expenses of the VE day celebrations on 8th May (see 7.1 below).

6.3 Overhanging tree in Holloway Crescent, this is still causing a problem for residents in the area as the overgrowth is encroaching on parking, electricity cables and telephone cables. Cllr Barker will contact Uttlesford.

6.4 Camper van in Willow Close – the clerk received an email from Uttlesford stating when a representative came to inspect, the camper van was not present, they will arrange another site visit in the future. Cllr McIntock stated the campervan is still present the majority of the time using electricity from an adjoining property.

6.5 The clerk and the majority of Parish Councillors met with PCSO Mike O'Donnell Smith on Saturday 26th July and discussed various issues including speeding, the blocking of the footway outside the car showroom and also on the island outside the shop. He will monitor these issues and try to assist in any way he can. He also arranged a date for Friday evening of 8th August for a 'Beat Surgery' in the village hall to discuss any issues with residents.

This was advertised on social media and was well attended by residents. Another date has been arranged for Friday 12th September, his workload permitting. This will also be advertised on social media and on the village website.

7. FINANCE

7.1 Cllr McIntock proposed that the following cheques be issued, this was seconded by Cllr Todd and carried unanimously.

£19.00 to Leaden Roding Village Hall Trust – hire of hall

£86.16 to Leaden Roding Social Club – one third expenses for VE Day celebrations

£675.00 to Mrs T E Bell – Clerk's ½ year salary

8. PLANNING APPLICATIONS

8.1 The following planning applications were received from Uttlesford for Parish Councillors' comments:

UTT/25/2286/HHF – 3 Leaden Hall Barns – Construction of swimming pools – *No objections.*

UTT/25/1939/CLP – 4 Leaden Hill Cottages – Construction of an outbuilding for ancillary use – *No objections.*

UTT/25/1800/FUL – Langleys Farm, Poplars Lane – S73 application to vary condition (approved plans) of UTT/25/0042/FUL (Demolition of existing commercial buildings and erection of 2 self-build dwellings, garages, the creation of new vehicle access with access gates and associated works) – relocation of plot 1 dwelling, removal of photovoltaics from the roof of the dwelling and placed on ground mounted framing system in rear garden, installation of mobile annexe to the south east corner of plot 1, alteration of approved single garage into a double garage, introduction of new vehicle access point for plot 1 dwelling – *No objections.*

UTT/25/1802/FUL – Langleys Farm, Poplars Lane - S73 application to vary condition 2 (approved plans) of UTT/25/0042/FUL (Demolition of existing commercial buildings and erections of 2 self-build dwellings, garages, the creation new vehicle access with access gates and associated works) – re-alignment of boundary between plots 1 and 2, re-alignment of orientation of plot 2 dwelling, removal of photovoltaics from roof of dwelling and placed on ground mounted framing system in rear garden, utilise the current roof space to create 2 additional bedrooms with additional rooflights to the rear and adjustments/additions of rooflights at high level to the front of plot 2 – *No objections.*

UTT/25/2268/DOC – Dutch Barn Adj Langleys, Poplars Lane – Application to discharge conditions 5 (biodiversity), 6 (lighting), 7 (lighting) and 14 (materials) attached to UTT/25/1285/FUL – *no comments required.*

UTT/25/1654/FUL – Barns North of Leaden Hall Barns, Stortford Road – Erections of 3 dwellings including hard and soft landscape works following demolition of existing barns – *Parish Councillors' comments are:*

- *I was aware that the original planning was for two dwellings on the plot, but not barn conversions as originally led to believe. That planning was refused, but granted on appeal. Now this application is for three houses, again no barn conversion, just 3 built on land. Again, I am sure I share concerns that 'green belt' land will be built on without any protection for nearby residents, wildlife, including bats seen in the area. My main fear is that this could be the start of further development at the site and this will kill off the character of our village FOREVER. We would not be a village, but a concrete jungle. I object to the planning on various points but I also think the houses will look anaesthetic as they would be sited in the middle of a field which currently has unspoilt views, this would change for local residents if these houses are built. There would also be an increase in noise pollution from building works and future vehicles accessing the site. Overall, this development is only a negative for our small village.*

- *This planning application concerns me as they want to build on arable land and if planning is passed for these three houses this could open the door for this land to be changed forever.*

8.2 The following decisions to determine planning applications listed below have been made by Uttlesford:

UTT/25/1285/FUL – Dutch Barn at Langleys, Poplars Lane, Demolition of agricultural building and erections of 2 self-build dwellings, cart lodges, access and associated work (amendments to application UTT/24/2725/FUL) – Conditional approval.

UTT/25/1802/FUL – Langleys Farm, Poplars Lane - S73 application to vary condition 2 (approved plans) of UTT/25/0042/FUL (Demolition of existing commercial buildings and erections of 2 self-build dwellings, garages, the creation new vehicle access with access gates and associated works) – re-alignment of boundary between plots 1 and 2, re-alignment of orientation of plot 2 dwelling, removal of photovoltaics from roof of dwelling an placed on ground mounted framing system in rear garden, utilise the current roof space to create 2 additional bedrooms with additional rooflights to the rear and adjustments/additions of rooflights at high level to the front of plot 2 – Conditional approval.

UTT/25/1800/FUL – Langleys Farm, Poplars Lane – S73 application to vary condition (approved plans) of UTT/25/0042/FUL (Demolition of existing commercial buildings and erection of 2 self-build dwellings, garages, the creation of new vehicle access with access gates and associated works) – relocation of plot 1 dwelling, removal of photovoltaics from the roof of the dwelling and placed on ground mounted framing system in rear garden, installation of mobile annexe to the south east corner of plot 1, alteration of approved single garage into a double garage, introduction of new vehicle access point for plot 1 dwelling – Conditional approval.

UTT/25/1514/HHF – 2 Leaden Dene Villas, Dunmow Road, Demolition of existing conservatory and erection of two storey side extension – Conditional approval.

9. FOOTPATHS

9.1 Cllr Sutterby reported:

There is a general improvement to the footpaths in the village after the harvest with no reported problems with footpath furniture.

10. ANNUAL REVIEW OF POLICIES AND PROCEDURES

10.1 Code of Conduct – Parish Councillors confirmed the existing policy remains unchanged.

10.2 Standing Orders – Parish Councillors confirmed the existing policy remains unchanged.

10.3 Complaints and Procedures - Parish Councillors confirmed the existing policy remains unchanged.

10.4 Financial Regulations - Parish Councillors confirmed the existing policy remains unchanged.

10.5 Recording and use of social media at Parish Council Meetings – Parish Councillors confirmed the existing policy remains unchanged.

10.6 The Chairman proposed the adoption of the policies and procedures listed above, this was seconded by Cllr Todd and carried unanimously.

11. PURCHASE OF VAS SIGN

11.1 Between meetings Parish Councillors and the clerk attended at site meeting with Highways Officer, Sarah Tomlin and received advice and guidelines for the installation of VAS signs on Stortford Road and Dunmow Road with the possibility of a further sign on Chelmsford Road. She informed us that there will be significant traffic calming signage and the cutting of hedges on Dunmow Road on the approach to the school in the autumn so Parish Councillors decided to wait until these improvements have been made before finalising the location of a VAS sign in the area; however, after seeking advice from

Sarah Tomlin a provisional position has been earmarked. The position on the VAS on Stortford Road has been agreed. After taking advice, it was clear that there is no area on Chelmsford Road to locate a VAS as the light would intrude on residents' properties for any feasible position on the stretch between Chalks Villas and the roundabout. After the site meeting the clerk requested prices for signs from two companies recommended by Essex Highways, this was discussed at the meeting and Parish Councillors decided to defer any decisions until the next meeting when more Parish Councillors are able to attend. The clerk has looked into the process of applying for a license for the cameras and has asked Cllr Barker to provide an email to back the application. She will complete the application when Cllr Barker's backing is received.

12. ANY OTHER BUSINESS

12.1 Following a serious traffic accident on Dunmow Road in August, the Chairman expressed his concern regarding the amount of damaged car debris which was not collected by the recovery vehicles at the time of the accident. The clerk will report this to Highways.

12.2 The clerk informed Parish Councillors that moving forward, she will be circulation the EALC news bulletins as they now include Parish Councillors' training information which used to be circulated separately.

13. DATE OF NEXT MEETING:

Tuesday 14th October 2025

Tuesday 2nd December 2025

There being no further business the meeting closed at 8.40pm.