MINUTES OF THE ANNUAL GENERAL MEETING OF THE PARISH COUNCIL
held at The Reid Rooms on Wednesday, 16th September 2026 at 07:30pm

Present: Cllrs Simon Phillips (Chair), Richard Parsons, Dave Nicoll, Robert Trundle, Gillian Wendelken and the Clerk, Oliver Rogers.[1] Also attending County Cllr Geoff Bagnall.

0 member of the public.

The Chair, Cllr Phillips opened the meeting at 7.35pm

26/33 APOLOGIES FOR ABSENCE[2]

The meeting accepted reasons for the apologies from the following Cllr:

Cllr Chris Turner was away.

26/34 DECLARATION OF INTERESTS FOR THIS MEETING[3]

None.

26/35 PUBLIC FORUM (Maximum 15 minutes)

None.

26/36 MINUTES OF ORDINARY PARISH COUNCIL MEETING[4] held on Wednesday, 22nd July 2026. The meeting **resolved and agreed** the minutes as a record of the proceedings.

26/37 COUNTY AND DISTRICT CLLRS REPORT

Cllr Susan Barker sent her apologies to the meeting.

Cllr Bagnall outlined the pause in Local Government Reform and updated the meeting on Operation Vanguard. He said that the administration at ECC is working on reducing the backlog in SEND provision in schools. Cllr Bagnall feels this has not been well run. District Elections will take place next May.

Cllr Bagnall updated the meeting on Essex Highways and their programme to clear and clean culverts and drains.

Parish Cllrs remained Cllr Bagnall that Essex Highways needs to come and pump out the drain along the A1060.

26/41 VAS SIGN UPDATE

26.41.01 Essex Highways has received payment for Ringway Jacobs from Margaret Roding Parish Council and is awaiting confirmation of an installation date for the post for the VAS sign on the A1060. Clerk still chasing.

1 Local Government Act 1972 Section 12 (40) [Record of attendance at the meeting]
2 Local Government Act 1972 Section 85 (1) [Record of absence for the meeting]
3 Localism Act 2011 Section 29 (1) [Record of declared interests]
4 Local Government Act 1972 Section 12 Part IV para 41 (1) and (2) [Minutes are a signed and accurate record of the previous meeting]

Signed
Chair of the Meeting

Cllrs again discussed the Margaret Roding entry signs and say that these should be the other side of the crossroads.

Cllrs noted and thanked Cllr Nicoll and Cllr Parsons for their work on clearing the ditch along side the A1060. Cllr Nicoll and Cllr Parsons cleaned the signs on all the road bends. Vegetation needs cutting back between Marks Hall Lane and Ongar Road.

Cllr Bagnall said that he was arranging a meeting with Thames Water to follow up on issues for parishes and Margaret Roding would be invited to attend.

County Cllr Geoff Bagnall left at 8.20pm.

26/38 CHRISTMAS PARTY PREPARATIONS

26.38.01 Cllrs **resolved and agreed** to put the item in the Parish News next edition as the Clerk explained that it was missed out in the previous edition due to a printing error. Cllrs agreed that it was the last chance and needs more attendance. Cllrs agreed that if there isn't sufficient interest then the event will be cancelled. It's free and currently there are 47 people confirmed.
Cllrs said a decision would have to be taken outside of the meeting on WhatsApp at the end of October.

The carol service will be held at Margaret Roding Church on Sunday, 13th December at 3pm.

26/39 CLERK'S PROGRESS UPDATE and CORRESPONDENCE TO NOTE

- Affinity Water has repaired the leak reported by the Parish Council on the A1060
- Report made to Essex Highways for culvert clearing along A1060
- Rodings Primary School has been in contact about producing poppies for display at the front of the school in November. Cllrs commended the art project but said that as a group they were not able to contribute to the art project

26/40 PLANNING APPLICATIONS [See table below][5]

26.40.01 The meeting looked at the below planning applications and made no comment.

REF	*ADDRESS*	*DESCRIPTION*	*DETAILS*
Latest applications			
Nil.			
Information only			
UTT/26/1674/HHF	Margaret Roding House Chelmsford Road Margaret Roding Dunmow Essex	Proposed front-mounted EV charging point, external CCTV cameras, air conditioning system with external condenser, trunking and screening, replacement of UPVC rainwater goods with black painted aluminium and retention of existing timbers in cellar	Approved (28/08)
UTT/26/1066/FUL	White Hall Chelmsford Road Margaret Roding Essex CM6 1QL	Demolition of existing buildings and redevelopment to residential use comprising 2 new dwellings	Approved (20/08) – Cllr Parsons wants to object and write to the District Council to say 7 to 9

5 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Article 25 and 25A) [Parish Council is a statutory consultee for all parish related planning applications submitted to the Principal Authority in England]

Signed
Chair of the Meeting

			additional buildings exiting onto a 60mph zone and difficult to pull out. Speed limit of 40mph needs extending due to a concealed entrance and the extra traffic. It should go right up to Leaden Roding.
UTT/26/1398/FUL	White Hall Chelmsford Road Margaret Roding Essex CM6 1QL	S73 application to vary condition 2 (approved plans) attached to UTT/23/1826/FUL - House types 3 and 4 space above garages converted with 2x rooflights added over garage on rear elevation	Approved (13/07)
UTT/26/1335/DOC	Margaret Roding House Chelmsford Road Margaret Roding Essex	Application to discharge condition 5 (method statement and structural drawings) attached to UTT/17/3578/LB	Discharge conditions in full (15/07)

Cllrs **resolved and agreed** to support Cllr Barker's suggestion of 'White Hall Mews' to Uttlesford District Council's request for a submission to the consultation. Cllrs felt that the new section of road should not have 'Margaret' in the title, due to duplication of the village name and Margaret Roding House opposite. Clerk to submit to the UDC consultation support for 'White Hall Mews'. *[UDC asked for support from the owner of White Hall Farm and since then David Whirledge has confirmed via email (13/10/26) he is happy for the use of 'White Hall'* in the road name*]*.

26/42 FINANCE [See table below]

26.42.01 The meeting **resolved and agreed** to make the below payments:

PAYMENT TO:	***VALUE:***
Oliver Rogers, Parish Clerk [August/September]	£202.28
HMRC	£46.60
Essex County Council – VAS sign post installation - PAID	£2,239.22
TOTAL:	**£2,488.10**

26.42.02 Meeting to note that the current account balance is **£3,761.35** and the saving account balance is **£473.69** as at 13th September 2026.

26/43 ITEMS TO NOTE FOR THE NEXT MEETING

- Update on VAS sign
- Update on drain clearance on A1060

26/44 FUTURE DATES OF NEXT MEETINGS

2026	**2027 (TBC)**
~~18th March~~	20th January
~~20th May~~	17th March
~~15th July moved 22nd July~~	19th May
~~16th September~~	21st July
18th November	15th September
	17th November

Signed
Chair of the Meeting

26/45 DATE OF NEXT MEETING Wednesday, 18th November 2026 at 7.30pm at The Reid Rooms.

Cllr Phillips closed the meeting at 9.20pm.

Signed
Chair of the Meeting