

MOUNT BURES PARISH COUNCIL

Parish Clerk Kevin B. Money
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Minutes of the Parish Council Meeting held on Tuesday 12th. May 2026 at 7.55pm in Mount Bures Village Hall.

Present: Cllrs I. Woodman (Chair), F. Willett (Vice-Chair), H. Bufton, M. Graham and Kevin B. Money (Parish Clerk). There were 4 members of the public present.

031/2026 Election of Chairman for the 2026/2027 year

Cllr F. Willett proposed Cllr I. Woodman to act Chair for 2026-2027 year. Cllr M. Graham seconded.
All Agreed. Cllr I. Woodman then signed the Declaration of Acceptance of Office form

032/2026 Apologies for Absence were received from CCC Cllr W. Sunnucks

033/2026 Election of Vice-Chairman for the 2026/2027 year

Cllr I. Woodman proposed Cllr F. Willett as vice-Chair for 2026-2027 year. Cllr H. Bufton seconded.
All Agreed

034/2026 To re-adopt all Council policies – sent prior to meeting

2026-2027 Council policies and procedures can be found at
<https://e-voice.org.uk/mountburespc/policies-procedures/>

BIO-DIVERSITY POLICY: STANDING ORDERS : FINANCIAL REGULATIONS: CODE OF CONDUCT:
 COMPLAINTS PROCEDURE: CO-OPTION POLICY: DOCUMENT MANAGEMENT POLICY
 EMERGENCY PLAN: FREEDOM OF INFORMATION SCHEME: GRANT APPLICATION FORM:
 HEALTH & SAFETY POLICY: IT POLICY: INTERNET BANKING POLICY: PUBLICATION SCHEME:
 RISK ASSESSMENT: TRAINING: GRIEVANCE POLICY: SOCIAL MEDIA & WEBSITE POLICY:
 COMMUNICATION: STATEMENT OF INTERNAL CONTROL: ASSET REGISTER:
 Cllr H. Bufton proposed adopting the Councils policies on block. Cllr F. Willett seconded. **All Agreed**

035/2026 The Council to pass a formal resolution to adopt the **General Power of Competence** and this resolution must be reaffirmed at each subsequent relevant annual meeting
 Cllr M. Graham proposed adopting the Councils General Power of Competence for the Parish Council.
 Cllr F. Willett seconded. **All Agreed**

036/2026 Declaration of Members interests

To declare any Disclosable Pecuniary, Pecuniary or Non-Pecuniary interest relating to items on the agenda
None declared

037/2026 To approve the minutes of the last meeting of Mount Bures Parish Council

To receive and agree the minutes of the last MBPC meetings held on 10th. March 2026 and 15th. April 2026
All Agreed

038/2026 Public Open Forum (Maximum 15 minutes)

A resident asked for additional information to be added to the Bio-diversity policy.

039/2026 Footpath Officer – update from Jody Cordell

Cllr I. Woodman gave a brief update on what is required for cutting the footpaths. Jody to speak with Ian Andrewartha to discuss the way he undertook the work in the past.

040/2026 Planning – including any Current Planning Applications requiring a response

250873 - Elms Farm Peartree Hill Mount Bures CO8 5BA

Convert brick outbuilding to a Utility room. Link the House to the proposed Utility Room. Reinstate a side ash window. Install cast iron style steps the hay loft on an attached barn. Conservation works including but not limited to, the removal of waterproof paints from the render and cement pointing from solid wall brickwork, followed by appropriate repairs.

Due to CCC planning response deadline the following response was sent to CCC

Mount Bures Parish Council has no comment on this planning application

260428 - New House Jankes Green Road Wakes Colne Colchester CO6 2AT

First floor rear extension and replacement garage

Due to CCC planning response deadline the following response was sent to CCC

Mount Bures Parish Council has no objection to this planning application

260610 – Bells Hill House Bells Hill Mount Bures CO8 5BA

Part two storey, part single storey rear extension and alterations to fenestration and internal floor plan.

Removal of covered link between dwelling and outbuilding. Alterations to car parking area and driveway.

Removal of existing chimneys and addition

Mount Bures Parish Council responded to this planning application before the BDC deadline

Mount Bures Parish Council has No objection to this planning application

260765 - Fairfield's Farm Fordham Road Wormingford Colchester CO6 3AQ

Application for prior notification of agricultural or forestry development - An agricultural grain store

The works described appear to be permitted development and therefore may not require planning permission.

If you have any knowledge that this site is not used for agricultural purposes then you should let us know not later than 15th. May 2026. Otherwise, the only issues the Council can consider are siting and design

RESOLVED: Mount Bures Parish Council notes that both of these applications, which are for what are large 'industrial style' buildings that might in the future potentially be repurposed for a wide variety of non-agricultural purposes, lie either on or very close to the Mount Bures boundary in a very rural and open area of the countryside. The Council is surprised that there could be a need for two such large buildings, widely dispersed in the open country side, to serve what is a relatively small and confined agricultural area where the only effective access is through the entrance at Fairfield's Farm. The Council therefore believes that if there is a need for such additional storage to serve the wider farming activities of Fairfield Farm this would be best placed close to the existing built infrastructure rather than damaging the open landscape with large buildings and generating more vehicle traffic along the footpaths following the old perimeter road. The Council is also concerned that the stated intention to use the machinery store for agricultural vehicle maintenance could also lead to the gradual repurposing of the building for wider industrial purposes. For all these reasons, the Council believes that these applications need to be considered against the wider picture of recent non-agricultural developments at Fairfield's Farm and that the Planning Authority needs to seek additional evidence of the agricultural requirements justifying the erection of buildings of this scale in these locations and should place whatever conditions are possible on the future use of the buildings to avoid any risk of the gradual establishment of an industrial estate in the open countryside in a rural location and not allocated for such development, by a back door method. The Council also requests that if Class R planning permission for these buildings is granted that conditions be placed on any external lighting to ensure there is no impact on the dark skies in this area.

260766 - Fairfield's Farm Fordham Road Wormingford Colchester CO6 3AQ

Application for prior notification of agricultural or forestry development - An agricultural machinery store

The works described appear to be permitted development and therefore may not require planning permission.

If you have any knowledge that this site is not used for agricultural purposes then you should let us know not later than 15th. May 2026. Otherwise, the only issues the Council can consider are siting and design

See response above at 260765

041/2026 Colchester Local Plan, Braintree Local Plan and Bures Neighbourhood Plan – update

No further update

042/2026 Planning Decision/s made by CCC affecting Mount Bures**260409 - Green Acres Foxes Lane Eight Ash Green Colchester CO3 8NG**

Change of use of ancillary outbuilding to self-contained holiday let. **Approve Conditional**

260428 - New House Jankes Green Road Wakes Colne Colchester CO6 2AT

First floor rear extension and replacement garage. **Approve Conditional**

043/2026 Annual Return for 2025/26

1) To receive the 2025/26 signed Internal Audit Report

Councillors noted the 2025/26 signed Internal Audit Report

2) To receive and sign the Certificate of Exemption – AGAR 2025/26 part 2

Cllr I. Woodman proposed to accept the Certificate of Exemption – AGAR 2025/26 part 2. Cllr F. Willett seconded. **All Agreed.** The Chair and RFO then signed the form

3) To receive and sign the Section 1 - Annual Governance Statement 2025/26

Cllr I. Woodman proposed completing and signing Section 1 - Annual Governance Statement 2025/26.

Cllr H. Bufton seconded. **All Agreed.** The Chair and Clerk then signed the form

4) To receive and sign the Section 2 - Accounting Statements 2025/26

Cllr I. Woodman proposed to accept and sign Section 2 - Accounting Statements 2025/26. Cllr M. Graham Seconded **All Agreed.** The Chair and RFO then signed the form

044/2026 Finance

a) To receive the Bank balances as at 30th. April 2026

Councillors noted the Bank balances as at 30th. April 2026

b) To receive the comparison of Actual against Budget for 2026/2027

Councillors noted the comparison of Actual against Budget for 2026/2027

c) To approve payments for April & May '26 and to agree a transfer of funds to meet the Parish Council financial requirements **All Agreed**

d) To appoint Ann Wood as Internal Auditor for 2026-2027 year

Cllr I. Woodman proposed to appoint Ann Wood as the Internal Auditor for 2026-2027 year. Cllr F. Willett Seconded. **All Agreed**

045/2026 Information Exchange**046/2026 Items for next agenda**

Footpath update.

047/2026 To confirm date and time of next meeting. Tuesday 14th. July 2026 at 7.30pm

048/2026 Councillors confirmed the date meetings in 2025. 08.09: 10.11.26

049/2026 Closure of the meeting

To close the meeting having considered and determined all items of business

The Chair then closed the meeting at 8.55pm and thanked everyone for attending.

Signed

I Woodman
Ian Woodman
Chair

14th. July 2026