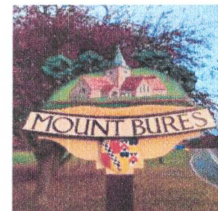


MOUNT BURES PARISH COUNCIL

Parish Clerk Kevin B. Money
7 Roach Vale Colchester Essex CO4 3YN
Tel: 07810781509 email: mountburespc@gmail.com
Website: <https://e-voice.org.uk/mountburespc/>



Dear Councillors

You are hereby summoned to attend the forthcoming meeting of Mount Bures Parish Council at the Village

Hall on **TUESDAY 12th. MAY 2026 immediately after the**

Annual Electors Meeting for the purpose of transacting the following business:

KBMoney - Kevin B. Money Parish Clerk / RFO to the Council – 6th. May 2026

ANNUAL MEETING AGENDA

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

The Chairman to sign the Declaration of Acceptance of Office form

032/2026 Apologies for Absence

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

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 7& WEBSITE POLICY:

COMMUNICATION: STATEMENT OF INTERNAL CONTROL

035/2026 The Council to pass a formal resolution to adopt the **General Power Competence** and this resolution must be reaffirmed at each subsequent relevant annual meeting

036/2026 Declaration of Members interests

To declare any Disclosable Pecuniary, Pecuniary or Non-Pecuniary interest relating to items on the agenda

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 meeting held on 10th. March 2026 and 15th. April 2026

038/2026 Public Open Forum (Maximum 15 minutes)

039/2026 Footpath Officer – update

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 - Fairfields Farm Fordham Road Wormingford Colchester CO6 3AQ

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

Documents can be found at

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=260765>

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

260766 - Fairfields Farm Fordham Road Wormingford Colchester CO6 3AQ

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

Documents can be found at

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=260766>

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

041/2026 Colchester Local Plan, Braintree Local Plan and Bures Neighbourhood Plan – 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
- 2) To receive and sign the Certificate of Exemption – AGAR 2025/26 part 2
- 3) To receive and sign the Section 1 - Annual Governance Statement 2025/26
- 4) To receive and sign the Section 2 - Accounting Statements 2025/26

044/2026 Finance

- a) To receive the Bank balances as at 30th. April 2026
- b) To receive 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
- d) To appoint Ann Wood as Internal Auditor for 2026-2027 year

045/2026 Information Exchange

046/2026 Items for next agenda

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

ITEM 035/2026

The General Power of Competence (GPC) allows eligible parish councils to do anything that an individual can do, provided it is not prohibited by law, giving councils broad legal freedom to act for their communities.

Overview

The GPC was introduced under the Localism Act 2011 (s 1-8) and provides eligible Parish councils with a wide-ranging legal authority to act in ways similar to individuals without needing specific statutory power for each action. This power is intended to encourage innovation. Local initiative and cost-effective service delivery

To exercise the GPC, a Parish Council must meet certain conditions:

- a) Clerk qualifications: The Council must have a Clerk with the appropriate professional qualification as prescribed in legislation
- b) Elected councillors: At least two-thirds of the council members must be elected, not co-opted.
- c) Resolution: The council must pass a formal resolution to adopt the GPC and this resolution must be reaffirmed at each subsequent relevant annual meeting

If these conditions are met, the Council is considered an eligible Parish Council and can continue to exercise the power until the next annual meeting. Even if circumstances change temporarily

Scope of the Power

The GPC allows councils to:

- 1) Undertake activities that an individual could normally do, such as running a community shop or setting up a company to provide services.
- 2) Engage in commercial activities, provided they are conducted through a company or co-operative society.
- 3) Work beyond the parish boundaries if it benefits the community.

However, the GPC does not allow councils to:

- i. Impose taxes or fines beyond statutory powers.
- ii. Incarcerate individuals.
- iii. Delegate decision-making to individual councillors outside legal procedures.

Some actions, like creating byelaws or raising a precept, still require specific statutory authority and cannot rely solely on the GPC.

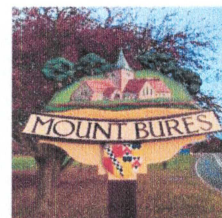
Practical Implications

The GPC is a power of first resort, meaning councils should first consider whether they can act under this general power before seeking a specific statutory power. It provides legal confidence for councils to innovate, form partnerships, and deliver services in ways that were previously restricted by narrowly defined powers. Councils can use it to improve local services, support community projects, and explore commercial ventures that benefit residents.

In summary, the General Power of Competence empowers eligible parish councils to act broadly in the interests of their communities, while still respecting legal limits and procedural requirements.

MOUNT BURES PARISH COUNCIL

Parish Clerk Kevin B. Money
 7 Roach Vale Colchester Essex CO4 3YN
 Tel: 07810781509 email: mountburespc@gmail.com
 Website: <https://e-voice.org.uk/mountburespc/>



Minutes of the Parish Council Meeting held on Tuesday 10TH. March 2026 at 7.30pm in Mount Bures Village Hall.

Present: Cllrs I. Woodman (Chair), F. Willett (Vice-Chair), H. Bufton, M. Graham, CCC Cllr W. Sunnucks and Kevin B. Money (Parish Clerk). There were 2 members of the public present.

016/2026 Apologies for Absence

017/2026 Declaration of Members interests

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

018/2026 To approve the minutes of the last meetings of Mount Bures Parish Council

To receive and agree the minutes of the last MBPC meetings held on 13th. January 2026 **All Agreed**

019/2026 Public Open Forum (Maximum 15 minutes)

Concern was expressed that the waste freighter might not be coming to Mount Bures this year if the service had been cut back. [Post-meeting note. The dates for the freighters had not been confirmed as 0845 on 16 May and 15 August. There will be a roadside metals and electrical items collection by a local charity on 13th. April. Do not leave items out overnight.

020/2026 Visitors Report

- Wheelie bins start from 1st. June '26. CCC will be contacting all residents with more information
- Local Government reform. A decision was expected on 26th. March as to whether this will be going ahead.
- CCC has passed its budget. Huge capital expenditure project going forward with a deficit.
- CCC Local Plan Review. The first round of consultation on this has now ended. There will be a further round of consultation later in the year. CCC does not currently have a 5 year housing supply and more speculative planning applications are coming forward.
- BDC local plan consultation has started. Local transport reports appear not to have been obtained for many proposals.

021/2026 Planning – including any Current Planning Applications requiring a response

252757 - Orchard Lodge Dowling Road Mount Bures CO8 5AY

Retrospective permission for log storage barn and open air storage compound for the storage of wood and equipment associated with an existing tree surgery and firewood business

With CCC planning time constraints the Parish Council submitted the planning response below on 29th. January '26

Mount Bures Parish Council notes that barn and open storage area at Orchard Lodge, for which this retrospective application for planning permission is now being made, represent a significant expansion in the scale of the commercial tree surgery business carried out at Orchard Lodge and that Orchard Lodge itself lies within a rural setting, close to several residential properties. The Council also notes that the increase in scale of the business in the last few years has inevitably resulted in increased noise and disturbance and some loss of amenity for neighbours and other countryside users, regardless of where on the overall site particular activities, such as processing, are carried out. The Council therefore believes that careful consideration needs to be given to whether the size of the business is now such that it should be relocated to a more appropriate commercial setting or, if retrospective permission is to be granted for this site, to the imposition of appropriate restrictions on hours of operations, noise levels and vehicle movements.

260097 - 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

Due to CCC planning time constraints the following response was sent to CCC on 13th. February 2026

The Parish Council has no objection to the extension of this property but is concerned that the proposed design could appear overly imposing and out of character given its location in a prominent and very visible position in an agricultural landscape. The Council therefore suggests that consideration should be given to changes better to reflect the architecture of the other agricultural and rural buildings located in the area.

022/2026 Planning Decision/s made by CCC affecting Mount Bures

260097 - 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 **Application Refuse**

023/2026 Bures Hamlet Neighbourhood Plan and Local Plan Reviews

The Bures Neighbourhood Plan was currently being considered by the independent examiner. It was not known when the examination would be completed.

The Braintree District Council Local Plan had been issued for consultation. This includes an area of the open country side between Mount Bures and the level crossing which it is proposed to enclose with a development boundary allowing a development of any kind to come forward.

There had been no consultation with Mount Bures or Colchester City Council about this proposal. The Parish Council agreed to hold an open session on this proposal on Wednesday 15th. April 2026 between 5pm – 7.30pm in the Village Hall and which residents could make their views known to Councillors. This round of consultation on the plan ends on 17th. April '26.

024/2026 Finance

- a) To receive the Bank balances as at 28th. February 2026

Councillors noted the Bank balances as at 28th. February 2026

- b) To receive the comparison of Actual against Budget for 2025/26

Councillors noted the comparison of Actual against Budget for 2025/26

- c) To approve payments for February & March '26 and to agree a transfer of funds to meet the Parish

Council financial requirements **All Agreed**

025/2026 Information Exchange

- a) **Craigs Lane Car park agreement**

Councillors noted the final signed Car Park agreement

- b) **New IT policy** to be in line with Assertion 10

Cllr F. Willet proposed and Cllr M. Graham seconded to accept the new MBPC IT policy. **All Agreed**

026/2026 Items for next agenda

Appointment of a new Footpath Officer or contractor to clear footpaths within the Parish.

027/2026 To confirm date and time of next meeting. Tuesday 12th. May 2026 at 7.30pm which is the Annual Electors meeting followed immediately by MBPC AGM and Council meeting

028/2026 2026 meeting dates: 14.07.26: 08.09.26: 10.11.26

029/2026 Closure of the meeting

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

The Chair then closed the meeting at 8.45pm and thanked everyone for attending.

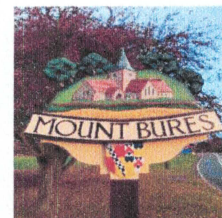
Signed

**Ian Woodman
Chair**

12th. May 2026

MOUNT BURES PARISH COUNCIL

Parish Clerk Kevin B. Money
 7 Roach Vale Colchester Essex CO4 3YN
 Tel: 07810781509 email: mountburespc@gmail.com
 Website: <https://e-voice.org.uk/mountburespc/>



Minutes of the Open Meeting held on Wednesday 15th. April 2026 at 5pm - 7.30pm in Mount Bures Village Hall.

Present: Cllrs I. Woodman (Chair), F. Willett (Vice-Chair), H. Bufton, M. Graham, CCC Cllr W. Sunnucks and Kevin B. Money (Parish Clerk). There were, over the period of the meeting, 24 members of the public present including the Chair of Bures Hamlet Parish Council.

During the meeting Councillors discussed with local residents the proposal in the draft Braintree Local Plan (site BURE 2070) to place a development boundary around an area of the field between the settlement in Mount Bures near the level crossing and the level crossing itself. A summary of the views expressed by local residents will be placed on the Parish Council website. The Parish Council was also given a copy of a petition arranged by a local resident signed by over 50 households in the Parish calling upon Braintree District Council to remove site BURE2070 from the Braintree Local Plan.

Following the meeting Councillors agreed that in the light of residents' views on the proposal the Parish Council should object to the inclusion of this site in the Braintree Local Plan due to the manifest failures in the planning process, particularly the failure of the duty to cooperate, and the unsuitability of the proposed site for development.

The introductory paragraphs of the Parish Council's response read as follows:

Mount Bures Parish Council notes that site BURES 2070 would form an extension to the small settlement near the level crossing in the Parish of Mount Bures in Colchester City Council District and lies remote from any settlement within Braintree District and across the natural boundary of Cambridge Brook which separates Bures Hamlet from Mount Bures. It is therefore the view of Mount Bures Parish Council that notwithstanding the position of the administrative boundary between Colchester City and Braintree District the site can only be considered in relation to the location, sustainability, housing needs and views of the residents of Mount Bures and not those of any remote settlement.

A public engagement process by Mount Bures Parish Council in relation to this proposal, including an open meeting for residents and representatives from Bures Hamlet attended by 24 people from the approximately 100 households in the whole parish of Mount Bures, showed overwhelming opposition to the proposed development. A petition presented to the Parish Council by local residents opposed to building on this site also includes signatures from over 50 households within the parish. Residents were concerned in particular by the unsustainability of the location for development, the safety implications of an access road so close to the level crossing, the impact on a valued landscape and the way in which this proposal seems to be driven by the housing needs of a quite separate settlement.

It is therefore the view of Mount Bures Parish Council that the inclusion of this proposal in the draft Braintree Local Plan represents a failure to follow proper planning process, in particular a failure to fulfil the duty to cooperate with adjacent Councils affected by the proposal, as well as a total failure to take into account the nature, connectivity and sustainability of the affected settlement. In addition, the Parish Council believes that the total absence of any evidence within the draft Local Plan justifying the extension of development boundary around the settlement of Mount Bures across an administrative boundary into Bures Hamlet – thereby allowing planning applications for housing of any kind, not just affordable housing, to come forward - together with the unsuitability of the site itself for development means that the site should be removed from further iterations of the draft Braintree Local Plan.

The Parish Council notes that if Bures Hamlet Parish Council and Braintree District Council continue to believe, despite the lack of evidence, that this site is both needed to meet affordable housing needs and that the site is suitable for development, then the proposal should be taken forward, outside of the Local Planning Process, as a possible rural exception site following proper process including cooperation with the District and Parish Councils representing the community affected by such a proposal.

The Parish Council's full response to the consultation is at <https://e-voice.org.uk/mountburespc/>

The Chair then closed the open meeting at 7pm and thanked everyone for attending.

Signed

12th. May 2026

Ian Woodman - Chair

		BANK RECONCILIATION	
Financial year ending 31.03.27			
Bank Balance as at		30.04.26	
Unity Trust Bank - Current a/c	£	2,675.11	
Unity Trust Bank - EMR a/c	£	8,763.84	
	Total:	£ 11,438.95	
Less Unpresented cheques			
Total of unpresented cheques		£	-
Net Bank Balances as at		£	11,438.95
CASH BOOK			
Balance as at 01.04.26	£	8,933.30	
Plus Receipts	£	2,512.65	
Total	£	11,445.95	
Less Payments	£	7.00	
Grand Total	£	11,438.95	
Difference	£	0.00	
Bank Balance as at			
Unity Trust Bank - Current a/c			
Unity Trust Bank - EMR a/c			
	Total:		
Less Unpresented cheques			
Total of unpresented cheques			
Net Bank Balances as at			
CASH BOOK			
Balance as at 01.04.26			
Plus Receipts			
Total			
Less Payments			
Grand Total			
Difference			
Bank Balance as at			
Unity Trust Bank - EMR a/c			
Unity Trust Bank - Current a/c			
	Total:		
Less Unpresented cheques			
Total of unpresented cheques			
Net Bank Balances as at			
CASH BOOK			
Balance as at 01.04.26			
Plus Receipts			
Total			
Less Payments			
Grand Total			
Difference			

Your Account Statement



For Businesses. For Communities. For Good.

Unity Trust Bank plc
PO Box 7193
Planetary Road
Willenhall
WV1 9DG

Mr Kevin Money
Mount Bures Parish Council
7 Roach Vale
Colchester
CO4 3YN

Date: 30/04/2026

Account Name: Mount Bures Parish Council

Swift Code (BIC): NWBKGB2L

IBAN Number: GB93NWBK60023571418024

Sort Code: 608301

Account Number: 20484114

Your arranged overdraft limit is £0.00

Go Paperless! Receive your statements online and we'll notify you by SMS or email when they're available to view. Simply log into Your Online Banking and update your statement preferences or give us a call on 0345 140 1000



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Contact Us

Call us: **0345 140 1000**

Email us: us@unity.co.uk

Visit us: [unity.co.uk](https://www.unity.co.uk)

Your Current T1 account transactions:

Date	Type	Details	Payments Out	Payments In	Balance
31/03/2026		Balance brought forward	£0.00	£0.00	£514.11
01/04/2026	Credit	COLCHESTER CC	£0.00	£2,168.00	£2,682.11
30/04/2026	Fee	Service Charge	£7.00	£0.00	£2,675.11

Page number 1 of 2

Statement number 038

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For Communities.
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Your Account Statement



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Mr Kevin Money
Mount Bures Parish Council
7 Roach Vale
Colchester
CO4 3YN

Unity Trust Bank plc
PO Box 7193
Planetary Road
Willenhall
WV1 9DG

Date: 30/04/2026

Account Name: Mount Bures Parish Council

Swift Code (BIC): NWBKGB2L

IBAN Number: GB93NWBK60023571418024

Sort Code: 608301

Account Number: 20484127

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The credit interest rate is 1.95% AER as of your statement date.

Contact Us

 Call us: **0345 140 1000**

 Email us: **us@unity.co.uk**

 Visit us: **unity.co.uk**



For eligible organisations, your deposits held with Unity Trust Bank are protected up to £85,000 under the Financial Services Compensation Scheme (FSCS). For more information about eligibility and compensation provided by the FSCS, please visit: [FSCS.org.uk](https://www.fscs.org.uk) or refer to our FSCS Information Sheet and Exclusions List at [unity.co.uk/fscs](https://www.unity.co.uk/fscs)

Your Instant Access account transactions:

Date	Type	Details	Payments Out	Payments In	Balance
31/03/2026		Balance brought forward	£0.00	£0.00	£8,419.19
17/04/2026	Credit	HMRC VTR	£0.00	£344.65	£8,763.84

Page number 1 of 2

Statement number 033

**For Businesses.
For Communities.
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MBPC ACTUAL AGAINST BUDGET REPORT				
		Agreed 2026/2027	Total Income / spend to May '26	Left in Budget as at May '26
Income	Precept	3684	£ 1,842.00	
	Other Income / Grant	652	£ 326.00	
	Craig's Lane Car park	25	£ -	
	Bank Interest	100	£ -	
	Transfer from Reserves	0		
	VAT Refund	0	£ 344.65	
	TOTAL	4461	£ 2,512.65	
Exp.				
	Salary	2412	£ 402.00	£ 2,010.00
	General Admin & Postage	75	£ 108.86	-£ 33.86
	Mileage /expenses	0	£ 48.24	-£ 48.24
	Audit Fees	80	£ -	£ 80.00
	Footpaths Maintenance	700	£ -	£ 700.00
	Maintenance Repairs	50	£ -	£ 50.00
	Fees & Subscriptions	170	£ 82.87	£ 87.13
	Insurance	260	£ -	£ 260.00
	Village Hall Rental Hire	150	£ -	£ 150.00
	Courses & Travelling Exp.	50	£ 160.00	-£ 110.00
	Newsletter	100	£ -	£ 100.00
	Notice Board restoration	150	£ -	£ 150.00
	Poppy Wreath	30	£ -	£ 30.00
	Bank Charges	84	£ 7.00	£ 77.00
	Defibrillator Electricity	25	£ -	£ 25.00
	Craig's lane Car Park	25	£ -	£ 25.00
	Legal Costs	100	£ -	£ 100.00
	TOTAL	4461	£ 808.97	£ 3,652.03
	<u>Outstanding VAT Claim</u>		£ 47.19	
	<u>Total Expenditure</u>		£ 856.16	

MBPC FINANCE APRIL & MAY 2026 PAYMENTS						
Income: CCC Precept £2168.00p: CCC Grant £344.65p:						
Expenditure						
Chq No.	Invoice No.	Payee	Cost	VAT	Total	MBPC Ref. No.
BACS	Apr '26	Kevin B. Money - Clerk salary	£ 249.24	£ -	£ 249.24	1
BACS	May '26	Kevin B. Money - Clerk salary	£ 201.00	£ -	£ 201.00	2
BACS		Kevin B. Money - Clerk expenses	£ 108.86	£ 15.19	£ 124.05	3
BACS	19343	EALC - subscription	£ 82.87	£ -	£ 82.87	4
BACS	19077	EALC - Training Cllr I. Woodman	£ 160.00	£ 32.00	£ 192.00	5
TOTAL:			£ 801.97	£ 47.19	£ 849.16	