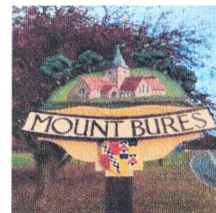


MOUNT BURES PARISH COUNCIL

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 14th. JULY 2026 at 7.30pm** in the village hall for the purpose of transacting the following business:

KBMoney - Kevin B. Money Parish Clerk / RFO to the Council – 8th. July 2026

AGENDA

050/2026 Apologies for Absence

051/2026 Declaration of Members interests

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

052/2026 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 12th. May 2026

053/2026 Essex County Councillor report – Cllr S. Naylor

054/2026 County Councillors report – Cllr W. Sunnucks

055/2026 Public Open Forum (Maximum 15 minutes)

056/2026 Footpath Officer – update from Jody Cordell

057/2026 Planning – including any Current Planning Applications requiring a response

261076 - The Old House Craigs Lane Mount Bures

Demolition of conservatory structure. Erection of rear and side single storey extensions. Internal remodelling. Conversion of garage ground floor to ancillary guest accommodation with photovoltaic panels to roof and associated external materials/fenestration changes. New build cartlodge with ancillary room above as room in roof accommodation. Relocation of oil tank. Associated landscaping and drainage.

Documents can be found at

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261076>

261077 - The Old House Craigs Lane Mount Bures

Demolition of conservatory structure. Erection of rear and side single storey extensions. Internal remodelling. Conversion of garage ground floor to ancillary guest accommodation with photovoltaic panels to roof and associated external materials/fenestration changes. New build cartlodge with ancillary room above as room in roof accommodation. Relocation of oil tank. Associated landscaping and drainage.

Documents can be found at

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261077>

058/2026 Colchester Local Plan, Braintree Local Plan and Bures Neighbourhood Plan – update

059/2026 Planning Decision/s made by CCC affecting Mount Bures

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 of new twin wall metal flue. Addition of brick plinth. Replacement of existing roof tiles. Change to style of windows and addition of cast stone sub-sills.

Approve with Conditions

060/2026 Finance

- To receive the Bank balances as at 30th. June 2026
- To receive the comparison of Actual against Budget for 2026/2027
- To approve payments for June & July '26 and to agree a transfer of funds to meet the Parish Council financial requirements

061/2026 Councillors to receive update on changing to .gov.uk email and website addresses

- 062/2026 Information Exchange**
- 063/2026 Items for next agenda**
- 064/2026 To confirm date and time of next meeting. Tuesday 8th. September 2026 at 7.30pm**
- 065/2026 Councillors confirmed the date meetings in 2026. 10.11.26 (Budget meeting)**
- 066/2026 Closure of the meeting**
 - To close the meeting having considered and determined all items of business

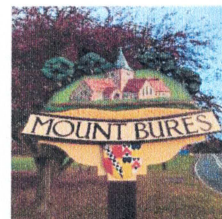
MOUNT BURES PARISH COUNCIL

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 Annual Electors Meeting held on Tuesday 12th. May 2026 at 7.30pm 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.

1. **Welcome by Chair** Cllr Ian Woodman
2. **Apologies for absence** were received from CCC Cllr W. Sunnucks
3. **ECC Councillor report** – No report was given
4. **CCC Councillor report** – No report was given
5. **Chair's Report**

During the year two significant community had been taken forward.

First, early in the year the Parish Council had been approached by Colchester City Council about leasing the land behind the village hall as a car park. To the Council's surprise, we discovered that the Parish Council had signed a lease with Colchester to rent this land for the nominal sum of £1 a year back in the 1990s. At some point the rent had ceased to be paid but the village hall and some residents have continued to use this area as an occasional parking location. Colchester City Council now proposed that the lease agreement should be renewed at the rather higher rent of £50 a year. In agreement with the Village Hall committee, the Parish Council has now signed this agreement securing the use of this land for residents' parking and for the use of village hall patrons for the foreseeable future with the costs being shared by the Parish Council and the Village Hall committee. The Council will keep an eye on the usage and has the right to introduce charges for parking if necessary but we do not currently have any plans to do so.

Second was the acquisition of a community use defibrillator following a campaign by the BHF including the offer of free defibrillators for some locations. Sadly, the Parish Council's application for a free defibrillator for Mount Bures was not successful as our small community does not have enough health deprivations to make this value for money for the BHF. But the Council was able to secure the offer of a defibrillator from the BHF at a very reasonable price and a successful fund-raising campaign in the Parish raised sufficient money to allow the Council to make the purchase of the defibrillator and a suitable cabinet and these have been installed on the outside of the Village Hall with easy access for anyone who needs it. The defibrillator is also registered on 'The Circuit' which allows its location and readiness to be visible to the ambulance service in the event of an emergency. Fortunately, there has been no requirement for anyone to use the defibrillator and we very much hope that continues to be the case but it is reassuring that it is available in the event of an incident.

Planning issues have also been important. In particular, we are at the point in the planning cycle where Local Planning Authorities have to review their local plans to ensure they have sufficient sites in the pipeline to meet future housing requirements. Within the Colchester Local Plan Mount Bures is identified as unsustainable for significant development and no proposals have been made for development within the Parish. The Parish Council has however taken the opportunity of the Local Plan Review to seek to have the small area of land we have used for more than 50 years as a 'village green' and which includes our village sign and the war memorial, as what is called Local Green Space giving some recognition to the importance of this land to the local community. I am pleased to say that Colchester City Council have included this land in their draft Plan which has now completed its section 18 consultation and the Parish Council hopes that it will be in the final Plan when approved.

A small area of the village green – the area nearest the level crossing – lies, however, across the administrative boundary in Bures Hamlet and Braintree District. The Parish Council also asked first Braintree District Council to include this land as Local Green Space in their Local Plan, and subsequently - on the advice of Braintree – Bures Hamlet to include the land in their developing Neighbourhood Plan. To the Parish

Council's surprise, we belatedly discovered that despite the land in question meeting all the requirements set out in legislation to be designated as Local Green Space they had declined to do so on the grounds it was not important to their community. The Bures Local Plan has sent to an independent examiner for scrutiny and we do not yet know what, if anything, the examiner has concluded on this point.

Despite being within the Colchester City Council area, Mount Bures has also become involved in the Braintree Local Plan with an area of the land in Braintree District between the settlement of Mount Bures and the level crossing being put forward by a local landowner for affordable housing. This proposal was initially rejected because of the unsustainability and environmental sensitivity of the location but suddenly reappeared in the draft Braintree Local Plan with a development boundary being proposed around the area which would allow a development of any kind to come forward. Following a public consultation on this proposal which showed overwhelming opposition within Mount Bures to development on this site, the Parish Council has objected strongly to the inclusion of this site in the Plan which would represent an extension of the settlement of Mount Bures for the purpose of exporting the housing needs of the completely separate settlement of Bures Hamlet to Mount Bures. The Council will continue to strongly oppose this unacceptable and unwarranted proposal.

6. Open Forum discussion (matters raised by residents)

A resident expressed concerned about the noise level from industrial type activities within the Parish where a local business had been allowed to operate between 7am and 7pm but sometimes appeared to start earlier. The Council suggests that the resident should make notes of any times and dates that the business appeared to be operating outside the permitted hours so that a complaint could be made to the CCC enforcement officer if appropriate.

The Chair then closed the meeting at 7.55pm and thanked everyone for attending.

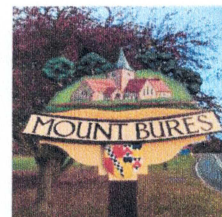
Signed

Ian Woodman
Chair

14th. July 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 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

Ian Woodman
Chair

14th. July 2026

	BANK RECONCILIATION			
Financial year ending 31.03.27				
Bank Balance as at	30.04.26	31.05.26	30.06.26	
Unity Trust Bank - Current a/c	£ 2,675.11	£ 1,818.95	£ 1,811.95	
Unity Trust Bank - EMR a/c	£ 8,763.84	£ 8,763.84	£ 8,806.15	
Total:	£ 11,438.95	£ 10,582.79	£ 10,618.10	
Less Unpresented cheques				
Total of unpresented cheques	£ -	£ -	£ -	
Net Bank Balances as at	£ 11,438.95	£ 10,582.79	£ 10,618.10	
CASH BOOK				
Balance as at 01.04.26	£ 8,933.30	£ 8,933.30	£ 8,933.30	
Plus Receipts	£ 2,512.65	£ 2,512.65	£ 2,554.96	
Total	£ 11,445.95	£ 11,445.95	£ 11,488.26	
Less Payments	£ 7.00	£ 863.16	£ 870.16	
Grand Total	£ 11,438.95	£ 10,582.79	£ 10,618.10	
Difference	£ 0.00	£ 0.00	£ 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				

[Skip to transactions](#)



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

☎ Call **0345 140 1000***

✉ Email **us@unity.co.uk**

🌐 Visit **www.unity.co.uk**

Account Statement

01 June 2026 to 30 June 2026

Account Name: Mount Bures Parish Council
Sort Code: 608301
Account Number: 20484114
Swift Code (BIC): NWBKGB2L
IBAN: GB93NWBK60023571418024

Summary**

Start balance	Paid out	Paid in	End balance
£1,818.95	£7.00	£0.00	↘ £1,811.95

Your arranged overdraft limit is £0.00



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**Please note it is your responsibility to check all statement entries and period end dates when reconciling your accounts for your own official accounting purposes.

Transactions for Current T1 account 20484114

Date	Type	Details	Paid Out £	Paid In £	Balance £
31/05/2026		Balance brought forward	£0.00	£0.00	£1,818.95
30/06/2026	Fee	Service Charge	£7.00	£0.00	£1,811.95

[Skip to transactions](#)



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

☎ Call **0345 140 1000***

✉ Email **us@unity.co.uk**

🌐 Visit **www.unity.co.uk**

Account Statement

01 June 2026 to 30 June 2026

Account Name: Mount Bures Parish Council
Sort Code: 608301
Account Number: 20484127
Swift Code (BIC): NWBKGB2L
IBAN: GB93NWBK60023571418024

Summary**

Start balance	Paid out	Paid in	End balance
£8,763.84	£0.00	£42.31	£8,806.15

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



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Transactions for Instant Access account 20484127

Date	Type	Details	Paid Out £	Paid In £	Balance £
31/05/2026		Balance brought forward	£0.00	£0.00	£8,763.84
30/06/2026	Credit Interest	Credit Interest	£0.00	✓ £42.31	£8,806.15

MBPC ACTUAL AGAINST BUDGET REPORT				
		Agreed 2026/2027	Total Income / spend to July '26	Left in Budget as at July '26
Income	Precept	3684	£ 1,842.00	
	Other Income / Grant	652	£ 326.00	
	Craig's Lane Car park (Village Hall)	25	£ -	
	Bank Interest	100	£ 42.31	
	Transfer from Reserves	0		
	VAT Refund	0	£ 344.65	
	TOTAL	4461	£ 2,554.96	
Exp.				
	Salary	2412	£ 804.00	£ 1,608.00
	General Admin & Postage	75	£ 108.86	-£ 33.86
	Mileage /expenses	0	£ 48.24	-£ 48.24
	Audit Fees	80	£ 110.00	-£ 30.00
	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	£ 21.00	£ 63.00
	Defibrillator Electricity	25	£ -	£ 25.00
	Craig's lane Car Park	25	£ -	£ 25.00
	Legal Costs	100	£ -	£ 100.00
	TOTAL	4461	£ 1,334.97	£ 3,126.03
	Outstanding VAT Claim		£ 69.19	
	Total Expenditure		£ 1,404.16	

MBPC FINANCE JUNE & JULY 2026 PAYMENTS						
Income:						MBPC Ref. No.
Expenditure						
Chq No.	Invoice No.	Payee	Cost	VAT	Total	MBPC Ref. No.
FEE		Unity Trust Bank - Service Charge	£ 7.00	£ -	£ 7.00	6
FEE		Unity Trust Bank - Service Charge	£ 7.00	£ -	£ 7.00	7
BACS	June '26	Kevin B. Money - Clerk salary	£ 201.00	£ -	£ 201.00	8
BACS	July '26	Kevin B. Money - Clerk salary	£ 201.00	£ -	£ 201.00	9
BACS	SI-362	Dunmow Training - Internal Audit	£ 110.00	£ 22.00	£ 132.00	10
		TOTAL:	£ 526.00	£ 22.00	£ 548.00	