

MOUNT BURES PARISH COUNCIL

Parish Clerk Kevin B. Money
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Minutes of the Parish Council Meeting held on Tuesday 11th. November 2025 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.

088/2025 Apologies for Absence No apologies received

089/2025 Declaration of Members interests

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

090/2025 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 9th. September 2025 **All Agreed**

091/2025 Public Open Forum (Maximum 15 minutes) No questions were asked

092/2025 Training

093/2025 Visitors Report

See Agenda item 096/2025

094/2025 Planning – including any Current Planning Applications requiring a response

No planning applications have been received

095/2025 Planning Decision/s made by CCC affecting Mount Bures

251746 - Burnt House Janke Green Road Wakes Colne Colchester CO6 2AT

Proposed conversion of agricultural building to 1 x 4 bedroom dwelling. **Prior Approval Required (Approved)**

096/2025 Bures Hamlet Neighbourhood Plan and Local Plan Reviews

Local Plan Reviews

CCC Cllr W. Sunnucks explained that the CCC Local Plan had been approved to go out for consultation. There were no development sites within the CCC boundary proposed for Mount Bures. There was a concern amongst some CCC councilors that there was insufficient money for wider provision of infrastructure to support developments and that the document was not an ideal plan. The consultation period was 7 weeks with an end date of January '26. The new plan should be introduced late '26.

In discussion, it was noted that the plan includes the designation of the land used by Mount Bures as a village green as Local Green Space. A member of the public expressed concern that the draft Local Plan did not include a satisfactory solution for the bus station in Colchester which is very below standard for bus users. Cllr I. Woodman provided an update on the developing Braintree District Local Plan. A site had been put forward in the BDC Local Plan adjacent to the Mount Bures boundary. This was assessed by Braintree Planning Officers as unsuitable for development due to poor connectivity and environmental sensitivity and was not selected by the Braintree Local Plan Committee for inclusion in the plan in its meetings over the summer. At a subsequent meeting in September the Local Plan Committee voted to place a development boundary around the site ostensibly on the grounds that it could help to meet Bures Hamlet's housing needs. Cllr Woodman spoke against this proposal at the Local Plan meeting. There will be an opportunity for the Parish Council and members of the public formally to comment on this proposal when the draft Plan is issued for public consultation in the New Year.

Bures Hamlet Neighbourhood Plan

Mount Bures Parish Council had been sent, as a statutory consultee, a copy of the section 16 consultation on the Bures Hamlet and Bures St Mary Neighbourhood Plan, which ended on 14th. November, for comment. In discussion, the Council agreed that it was disappointed and surprised that Mount Bures had not been included in the earlier section 14 consultation of interested parties and that it had not received any response to

its request to include the small area of our village green that lies within Bures Hamlet in their Neighbourhood Plan as Local Green Space. The Council agreed that it should comment on three key areas:

- The failure to include the small area of our village green that lies within Bures Hamlet as Local Green Space
- The lack of any acknowledgement of the public views from within the Bures Hamlet section of our village green over the Bures cluster and surrounding hills.
- The ambiguity within the Plan over whether any sites proposed for housing to meet the identified needs of Bures Hamlet and Bures St Mary should be located next to the Bures Hamlet/Bures St Mary settlement boundary.

A copy of the Parish Council's detailed response has been placed on the Council's website.

a) Councillors to discuss legal costs

Councillors discussed allocating some funds to cover potential legal costs into the 2026-2027 budget. This will be decided at the 13th January meeting.

097/2025 Finance

- a) To receive the Bank balances as at 31st. October 2025

Councillors noted the Bank balances as at 31st. October 2025

- 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 October & November '25 and to agree a transfer of funds to meet the Parish

Council financial requirements **All Agreed**

098/2025 2026-2027 Budget – Councillors to submit proposals for the draft 2026-2027 budget.

Councillors discussed the 2026-2027 budget. This item will be finalised at the 13th. January 2026 meeting

099/2025 Information Exchange

100/2025 Items for next agenda

Identification of a new Footpath Officer following the retirement of the previous officer.

Management and ownership of village green.

101/2025 To confirm date and time of next meeting. Tuesday 13th. January 2026 at 7.30pm

102/2025 2026 meeting dates: 10.03.26: 12.05.26: 14.07.26: 08.09.26: 10.11.26

103/2025 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

13th. January 2026