

BOXTED PARISH COUNCIL (BPC)
MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD ON 8 JULY 2026 AT 730PM IN BOXTED VILLAGE HALL

PRESENT: Members – Councillors Jamie Seakens (Chair), Amin Dedhar, James Collitt, Gene Pugh, Jon Hunt, Angela Mclauchlan, Lee Smith and David Taplin. Clerk – Karen Thompson

ALSO There were members of the public present.

PRESENT

26/115 Welcome and noting apologies. Jamie Seakens welcomed everyone and noted the apologies of Cllr Arabella Brentnall.

26/116 Declaration of Interests – None declared.

26/117 Public Participation Session.

A representative from Bellway's briefed the meeting on the progress that they are making in their bid to build 150 homes on the land north of Straight Rd. Emily Wilson said that after the public consultation, which generated over 60 responses covering concerns over access to the highway, local housing need, local infrastructure, disruption to biodiversity, and landscape character, they had adjusted their plans to include an enclosed play area with seating and more central open space. They are hoping to submit an outline planning application including a design code, in late summer. The plan also showed a pumping station for the sites air source heat pumps so all dwellings would be dependent on a central pump.

The council raised concerns that the diagram they are showing does not represent 150 homes, so it looks a lot less crowded than the real position and that this land is not yet in Colchester City Councils' Local Plan, so any planning application is speculative.

Concern was also raised that Bellway's have a reputation for boxed styled developments which would not be acceptable in rural Boxted.

Residents raised concerns over the recently erected 2m high fencing around the part of Walnut Tree wood, as it is interrupting the habitat runs. Recently a deer had got caught in the fencing and sustained visible injury trying to escape. The Council agreed to contact the owner asking if a contact number could be placed on the fencing in case of emergencies.

There was also concern about the barbed wire fencing that has been installed within the woodland as potentially dangerous. The Council noted that barbed wire was permissible on private land.

26/118 Minutes of the last meetings of the Council held on 10th June 2026
Councillors are asked to agree the draft minutes of the last meeting as a true and accurate account of the proceedings (see attached). These were agreed by all to be an accurate record of the meeting.

26/119 Colchester City Council (CCC) and Essex County Council (ECC)
To receive the verbal reports of City Councillors and County Councillor.

None present.

Cllr Smith updated the meeting on the recent meeting with CCC councillors and Sir Bernard Jenkin, MP for North Essex, concerning the loss of mobile phone coverage affecting the north of Boxted, Dedham and Langham. Emergency services are affected as well as people, often elderly without internet to host home calls. Technical issues prevent this being resolved quickly.

26/120 Planning Applications

.1

To consider the following planning applications and any other applications arriving after the date the agenda is published:

Reference	Address	Description	Action
261089	Mallards, 17 Straight Road	Erection of a single storey greenhouse	None.
261070	Land north of Straight Road	EIA Screening application	Objection made by email but CCC already decided that an EIA not necessary.

261047	8 Hill Farm Way,	Rear extension and loft conversion.	None
261067 & 261066	Boxted Lodge, Straight Road	Application for variation of a condition 2 following grant of planning permission of listed building consent 251145	None.

.2 Decisions

Decisions approved by Colchester City Council were noted.

Decisions refused by Colchester City Council were noted.

26/121 Parish Council Finance

- .1 To receive the Parish Council Financial Report as at the 30 June 2026 (see attachments including bank and card statements).** Receipts to date were £38,436. Spend was £50,445. Bank holdings were £53,108.14.

- .2 To approve for payment the invoices presented.**

The following Invoices were approved.

Invoices Boxted Council	Amount
Total pay inc PAYE, NI Pension	3032.19
Clerks expenses (Mileage, refunds for spend)	92.55
Green bins recycling	50.80
IT licenses	130.32
Moser Groundcare	3,243.54
Meeting room hall hire	22.00
Zip wire service – Playquip Ltd	462.00
Fisher Jones Greenwood – lease	2570.40
Eco Chippings Kirkleavington – play area	285.00
 Invoices Boxted Hall	
Michelle Gourlay	432.00

26/122 Annual Governance and Accountability Return (AGAR)

- .1 To note the submission to our external auditors made in June.** Noted.

26/123 To receive an update on the café tenant position and planned café opening.

The tenant has signed the new lease which came into effect on 1 July 2026. Councillors have seen the refurbishment to date and recognise there is still more to do before the tenant can open to the public. The planned opening date is currently 4th August.

26/124 To receive an update (see attached) regarding the possibility of private allotments in Boxted. The clerk had circulated a paper summarising the proposal by Green Allotments for 8 allotments on land off Wet Lane which is served by a small parking area. The project is dependent on the individuals that expressed an interest in an allotment forming an Allotment Society. If the project goes ahead the allotments land will not be allowed buildings or fencing to keep the open nature of that area.

26/125 Recreation Ground

- .1 To receive the annual play inspection reports and the draft expectation for works.**

Cllr Dedhar agreed to review the resulting work plan.

26/126 To receive a verbal update on the progress of the Village fundraiser RemyFest

The clerk said the event Temporary License had been issued from CCC and the risk assessment was thorough. The event will go ahead on Sunday 2nd August.

26/127 Clerks Report

- .1 To receive the clerks report.**

The clerk updated the council to say that pension scheme reenrolment is underway and those members of staff that could opt in to the scheme have shown an interest in doing so. The clerk has been asked to investigate which scheme they should be enrolled in.

26/128 Items for the next meeting agenda

The following items are planned for the next meeting agenda:

Not yet known

26/129 Date of next and future meetings

The proposed date of the next meeting is 9 September 2026 at 730pm, noting no meeting is planned for August 2026. Delegated authority being granted to the Clerk with authorisation from the Chair for emergency and time critical issues. This was agreed.

Signature _____ Signed by _____