

**Minutes of the Greenstead Green and Halstead Rural Parish Council meeting held on Wednesday 16<sup>th</sup> July 2025 at Greenstead Green Village Hall. These are draft minutes and yet to be agreed by the Parish Council.**

**Present.**

Cllr. Chris Butler

Cllr. Paul Foster. Chairman.

Cllr. Derek Mason. Vice-Chairman. Arrived 7.21pm

Cllr. Jeremy Siggers

Cllr. Gemma Todd.

Cllr. Debbie Wass

County Cllr. Chris Siddall

Amanda Degnan – Clerk to the Parish Council.

9 Members of the public

**69/25 Apologies for absence. Cllr. Pleasance.** Apologies were received, noted, and approved from Cllr. Pleasance who was on holiday and District Cllr. Peter Schwier who was attending a Braintree District Council (BDC) Members' Briefing.

**70/25 Declarations of interest. To declare any pecuniary or non-pecuniary interests in accordance with the Code of Conduct.** Cllr. Mason declared a Non-Pecuniary Interest (NPI) in Agenda Item 75/25 Planning Item 1 Planning Applications: Notice of intent to carry out works to trees protected by Tree Preservation Order TPO 19/88 - G1 Oak (T1)

**71/25 Minutes: Item 1: To approve the minutes of the May AGM and ordinary meeting.** The minutes of the AGM and ordinary meeting held in May 2025 were duly approved. Proposed Cllr. Foster, Seconded Cllr. Todd.

**Item 2: Matters arising from the May minutes that are not on the agenda.** All matters arising were on the agenda.

**72/25 County Councillor's report.** The Chairman welcomed Essex County Cllr. Chris Siddall to the meeting. Cllr. Siddall provided an update on the following items:

- Local Government Reorganisation.(LGR)
- Members pothole scheme – extended.
- Local Highway Panels – no more new schemes due to LGR.
- Members Grant Scheme.

Cllr. Siddall then addressed the recent emails he had received from the Clerk and Cllr. Pleasance regarding highways issues, White Ash Green (WAG) and the A131. With regards to the potholes and Crocklands Corner pavements he asked the Clerk

to send photos and What3words locations to him as he can use the Members Pothole Scheme to get them repaired. He also noted that there will be a new system put into place in 2027 regarding road repairs which will hopefully be more flexible than the current system. **Action:** Clerk to send photos and What3words locations to County Cllr. Siddall of the pothole at WAG and pavements at Crocklands Corner.

County Cllr. Siddall agreed with Cllr. Pleasance regarding the A131 and has been pushing for improvements. Cllr. Foster asked if the speed limit could be reduced to 40mph from 60mph in light of the recent fatalities on the road. Cllr. Siddall explained that a reduction in the speed limit could open the road up to speculative development as cars would no longer be feeding onto a 60mph road. This may all change in the future with the new Unitary Authority and a new Government policy regarding speeding coming into effect.

There being no further questions County Cllr. Siddall was thanked for his update,

**73/25 District Councillor's report.** District Cllr. Schwier had chaired the East of England Climate Change Forum in Chelmsford.

**74/25 Finance: Item 1: To agree the accounts for payment.** These were circulated prior to the meeting. Proposed Cllr. Foster, Seconded Cllr. Todd. All agreed. The accounts for payment were duly approved.

Method		Payee	Amount	Reason
SO		Mrs A J Degnan	£349.05	June Salary pd 15/06/25
SO		Mrs A J Degnan	£348.85	July Salary pd 15/07/25
BACS		Village Hall	£20.00	hall rental July
BACS		Mrs A J Degnan	£14.40	expenses
Card		Ionos	£6.00	website pd 17/05/25
Card		Ionos	£6.00	website pd 17/06/25
BACS		Richard Edwards Group	£438.00	Audit paid 08/06/25
BACS		HMRC	£74.40	Income tax pd 26/06/25
BACS		HMRC	£37.20	income tax pd 14/07/25
BACS		RoSPA	£144.00	Playing Field inspection
BACS		MD Landscapes	£849.60	grass cutting
BACS		Costcutters	£508.93	Playing Field chair
BACS		D. Mason Developments	£498.92	Playing field repairs
		<b>Total payments for July 2025</b>	<b>£3,295.35</b>	

**75/25 Planning and Braintree District Council (BDC) Planning applications.**

**Item 1: Planning Applications: APPLICATION NO : 25/01395/TPO**  
**DESCRIPTION :** Notice of intent to carry out works to trees protected by Tree

Preservation Order TPO 19/88 - G1 Oak (T1) - fell the tree to a stump. LOCATION :

St James Church, Church Road, Greenstead Green. Cllr. Mason had declared an NPI in this item as it is next to his house. The Chairman adjourned the meeting to allow the PCC Secretary to address the meeting regarding this application. The PCC Secretary explained that the tree had been looked at by the Diocesan Arboriculturist who had found extensive fungal infection which meant the tree was rotten at the base of the trunk. The meeting was then reopened. After a brief discussion, the Parish Council agreed to support the PCC's application. Proposal: 'We raise No Objection and support the felling of the tree for Health and Safety reasons.' Proposed Cllr. Foster, Seconded, Cllr. Todd. All agreed. The proposal was duly carried. **Action:** Clerk.

**Any other Planning Applications received after the agenda was published. At the Chairmans discretion.** The following items had been received after the agenda was published and the Chairman had agreed that they could be discussed.

#### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Bluebridge Farm Colchester Road Halstead Essex CO9 1QG

Description of Development: Prior approval for the change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development - Change of use to 1No. residential dwelling

Planning Application Ref: 25/00629/COUPA

Appellant's Name: Mr John Brookes

Planning Inspectorate Ref: APP/Z1510/W/25/3368616

Appeal Start Date: 7 July 2025

And

#### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: Bluebridge Farm Colchester Road Halstead Essex CO9 1QG

Description of Development: Prior approval for the change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development - Change of use to 1No. residential dwelling

Planning Application Ref: 24/02527/COUPA

Appellant's Name: Mr John Brooks

Planning Inspectorate Ref: APP/Z1510/W/25/3368610

Appeal Start Date: 7<sup>th</sup> July 2025

The Parish Council had objected to this previously. After some discussion, the following proposal was made: ' We stand by our original Objection.' Proposed Cllr. Foster, Seconded Cllr. Mason. All agreed. The proposal was duly carried. **Action:** Clerk.

**APPLICATION NO** :25/01457/FUL **DESCRIPTION** : Change of use of unit currently used as B8 use for storage to provide a day care facility for dogs (Sui Generis). **LOCATION** : Ayletts Farm , Plaistow Green Road, Greenstead Green. After some discussion it was agreed to the following proposal: The Parish Council **Object** to this application on the following grounds:

There is a lack of information regarding how the applicant will mitigate against the noise from up to ten dogs that will be generated. There are also no details regarding waste management and ventilation or any other amenities that will be needed such as exercise areas.'

'Proposed Cllr. Foster, Seconded Cllr. Wass. All agreed. The proposal was duly carried. **Action:** Clerk.

**Item 2: Update on previous Planning applications. For information only.**

25/00897/FUL Ayletts Farm – Traveller pitches – pending.

25/00294/FUL Greenstead Hall – Stable block conversion – agreed restricted to 28 days occupancy and restrictions on external lighting.

25/01412/COUPA Ashford Lodge – Coach House change of use – pending.

25/01129/AGR Brook Street Farm – farm building – agreed.

Halstead Hall – Bennett Homes had carried out some groundworks and had asked BDC if they had carried out enough work for it to be classed as a proposed lawful development which had been implemented. BDC had agreed that they had done enough work.

25/00664/HH Greenstead Hall Lodge – demolition of garage and extension of house. The Parish Council had objected to this. Pending.

**76/25 Braintree District Local Plan Review Call for sites. Update on recent Local Sub-Committee Planned Agenda – Consideration of sites 28<sup>th</sup> May 2025. Cllr. Foster.** Cllr. Foster had attended the meeting where all 11 sites in Greenstead Green and Halstead were discussed. The following sites in Greenstead Green were refused:

Mistycroft, Hare and Hounds, Russells Road, Star Stile Cottages and Crowbridge Hall.

The following sites in Greenstead Green were agreed:

Halstead Hall, Blamsters, Windmill Road.

There will be a special meeting in September to discuss strategic sites.

**77/25 Playing Field: Item 1: Update on playing field and 2025 RoSPA report.**

Cllr. Mason reported that most items in the RoSPA report had been completed. He had had to put nuts on the climbing frame as these seem to have been left off when it was erected. Balance beams have been repaired. The side gate from Burtons

Green Road needs adjusting. **Action:** Cllr. Mason. **Item 2: Update on the landscaping and reseeded of the additional 4-5m of land in the Playing Field and the meeting with the owners of The Hare and Hounds regarding their fence.** There had been a successful meeting with the owners of The Hare and Hounds, and they had no objection to the backfilling and spraying of the additional land next to their fence. This will commence in September. **Action:** Cllr. Mason. **Item 3: Update on Operations Inspections. Cllr. Mason.** Ongoing. **Item 4: Update on purchasing new benches for the Playing Field from Parish Council funds.** On order should arrive in the next month. Once arrived look at the quality and if ok purchase next one.

**78/25 Highways: Item1: Parish Councillors Highway issues.** Penny Pots -Cllr. Foster reported that Penny Pots was closed to traffic to allow the repainting of lines, vegetation clearance, and pothole repairs. Greenstead Green -The Clerk stated that she had reported the crossroad sign in the hedge to ECC Highways. They had been out and assessed it but did not consider it urgent enough to repair. They will instead monitor the situation. **Item 2: Update on approaching ECC Highways and request that Burtons Green Road be considered for 'Quiet Lane' status. Cllr. Todd.** Due to the LGR there are no new schemes being taken on. It was agreed to remove this item from the agenda. Cllr. Todd will relay this information back to the residents. **Item 3: Update on letter written to County Cllr. Siddall and Essex County Council Highways asking for information regarding the lack of progress on issues sent to them by residents and the Parish Council in particular White Ash Green and the continuing problems at Crocklands and pavements/paths in general in the parish.** This had been covered in County Cllr. Siddall's update (Item 75/25). He did report that ECC Highways had been out to WAG and looked at the kerbs. They had found that many of the kerb stones were still insitu but covered by earth. This means Highways will not carry out any work. Cllr. Siddall suggested that the Parish Council can use the Precept and raise funding to employ someone with a Road Licence to repair the kerbing. ECC have approved contractors that the Parish Council can use. **Item 4: Update on Truecam.** The Clerk had contacted PC Draper about the Truecam. He had explained that this was still in the trial phase. He had then asked about any issues and the Clerk had explained the situation on the Grange Hill Road. This had resulted in 2 PCSO's doing speed checks in the area and it is hoped they will be out again.

**79/25 To consider taking part in the Safer Essex Road Partnership (SERP) consultation on the introduction of 20mph speed limits.** After some discussion it was agreed that Councillors should reply individually to this.

**80/25 Salt Bag: To confirm the Parish Council will not be taking part in the Salt bag partnership 2025/26.** Proposed Cllr. Mason, Seconded Cllr. Todd. All agreed. The proposal was duly approved.

**81/25 Tree: Update on tree growing on Eastlight property in Crocklands.** The Clerk had contacted Eastlight and it is an ongoing situation. It was noted that someone was recently taking photographs of the tree. **Action:** Clerk to chase.

**82/25 Website: Update on applying for a .gov.uk website and emails. Cllr. Pleasance. Deferred to September meeting.**

**83/25 Village Hall: Item 1. To receive an update on the installation of insulation and new heating.** Cllr. Butler reported that the last Village Hall meeting had been cancelled so they have not discussed this yet. Cllr. Mason had found 3 companies who deal with village hall heating – BN Thermic, ARC Thermal and Heating Save. The general consensus is infra-red cassette heaters are the best products available and more economical to use. They heat the fabric of the building and not the air. But take 20 minutes to heat up. Budget of £3500 for the heaters with installation on top. All offer a supply and fit service or could use a local electrician for 2 days at a cost of £1000.

Cllr Mason had asked for 2 quotes from them Quote 1 to supply only and Quote 2 supply and fit.

The coin meters cost £250 each and there is a second-hand market for the current ones. Other types of meters can be operated by an app or credit card and can cost from £300 to £500. Cllr. Mason will get a quote for both types of meters. It was suggested that the payment meters could be removed and just increase the hiring fee to cover the electricity. There will be a need for a PIR sensor to shut everything down if the heating is left on if there is a move away from coin meters.

There is no need for insulation as the hall is well insulated due to it being in a terrace.

There are grants for Infra-red meters, but they come with restrictions. It was suggested contacting Enovert for a grant.

To be placed on the September Agenda.

**Item 2. To agree and accept a quote for the installation of insulation and new heating. Cllr. Mason. Deferred to September meeting.**

**84/25 Public comment.** Greenwatch asked if a metal pole they have could be placed at Crocklands Corner so that the SID could be installed there. They will send the Clerk photos of the location they wish to install it. To be placed on the September Agenda.

Dog Bins are on order.

BMW being stripped for parts on the road. This is illegal.

Greenstead Green Hall – the music from the hall was quite loud recently. Cllr. Mason visited and asked for the music to be turned down otherwise he would complain to BDC. The music was turned down.

**85/25 To receive reports from outside bodies, training courses, Village Representatives.** None.

**86/25 Future agenda items.** Items on the agenda, Meeting dates

There being no further items to discuss. The meeting closed at 9.02.

**Next Parish Council Meeting Wednesday 17<sup>th</sup> September 2025. 7.15pm Village Hall.**

**Signed.....**

**Chairman – Greenstead Green and Halstead Rural Parish Council.**

**Date.....**

*Amanda Degnan*

<p><b>Amanda Degnan – Clerk to the Parish Council, C/O Greenstead Green Post Office, Greenstead Green Farm, Greenstead Green, CO9 1QY. 07782209224 . <a href="mailto:parishclerk@greensteadgreenpc.org.uk">parishclerk@greensteadgreenpc.org.uk</a>. WWW. <a href="http://greensteadgreenpc.org.uk">greensteadgreenpc.org.uk</a></b></p>
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