

GREAT TEY PARISH COUNCIL

Minutes of the Parish Council Meeting held at the Village Hall, Great Tey on Tuesday 13th January 2026 at 7.30pm. Present: Cllr Frances, Cllr Bartleet, Cllr Marriott, Cllr Hill, Cllr Frost, Cllr Warnes and Clerk, Adele Warnes. 1 member of the public was present. Cllr Sunnucks also attended the meeting.

1. **APOLOGIES FOR ABSENCE:** None
2. **DECLARATION OF INTERESTS:** None
3. **CONFIRMATION OF MINUTES OF THE LAST PARISH COUNCIL MEETING:** The minutes of the last parish council meeting of Tuesday 9th December 2025 were agreed as a true record and were signed by the Chair.
4. **ACTION POINTS FROM PREVIOUS MINUTES IF NOT DEALT WITH ELSEWHERE:** 251101 – Formal launch of adult exercise equipment. Agreed on hold until Spring time when weather improves.

The meeting was suspended at 19.32pm

5. **PUBLIC QUESTIONS AND STATEMENTS:** There was 1 member of the public in attendance
 - Is there any update on the removal of hedges on the HFRG. Conscious that we are moving into bird nesting season.
 - Any update on the refurbishment of the bus shelter. Clerk advised that it is currently with the maintenance contractor to schedule the work.
 - Once the bus shelter is refurbished, can consideration be given to the provision of a notice board.
 - The Village Hall is 100 years old this year. Are the Parish council considering registering it as a community asset.
 - 2026 Village Fayre: Su Lawrence is the contact for stalls etc.
 - It has been mentioned that the PC have included the provision of a pavilion for the HFRG in the S106 list. If it is considered, can it be a large structure available for events.
 - Plot of land behind Langley's. Who owns it? PC confirmed that it was CCC
 - What is happening with the proposal for the provision of speed delimiters. This is included in the S106 list.
 - Assume that the defib training is not going ahead due to the lack of interest. Confirmed by Clerk that this was the case.

The meeting was resumed at 19.36pm

6. **WARD AND COUNTY COUNCILLORS TO ADDRESS THE MEMBERS (IF PRESENT):** Update from Cllr Sunnucks with focus being on the local plan. Key points noted
 - The Local Plan represents a major shift in how communities will live, with an estimated 26% population increase.
 - There is a concern that the infrastructure is not in place to support the proposed level of housing growth and Cllr Sunnucks advised that he was highly critical of the plan, noting that it could be significantly improved.
 - Langham Parish Council has produced a strong response, supported by consultants; despite an allocation of 900 homes, Langham currently has no sewage system capable of supporting such development.
 - Great Tey could use the connectivity indicator to demonstrate that the village is not well connected.

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- The plan includes 2,500 homes at Marks Tey, in the most congested section of the A120, alongside 2,600 homes at Cressing in Braintree district. Daily life in Great Tey would be affected by the scale of development at Marks Tey.
- The Local Plan assumes a shift away from car use towards cycling, despite minimal investment in highways (approximately £50m over 15 years).
- Public transport is emphasised but the only firm commitment is the provision of a bus lane connecting Marks Tey to Colchester town centre.
- It is unlikely that the allocation of 125 houses for Great Tey will be removed from the local plan. Therefore, the PC should consider requesting that a “master plan” be developed for the village to ensure development is properly planned and beneficial to residents.

7. CASUAL VACANCY: A casual vacancy now exists following the resignation of Cllr Andrew Hubbard. The process to find his replacement has now been initiated.

8. RECRUITMENT OF CLERK: It was agreed that Cllr Bartleet would now join the recruitment panel to replace Cllr Hubbard. All in agreement that the recruitment panel consisting of 3 members could recruit the new clerk on behalf of the Parish council. 3 applications had been received and next steps would be to interview the prospective candidates and reach a decision. It was noted that one applicant had prior commitments on the second Tuesday of each month so, if successful, could councillors consider changing the PC meetings to the 3rd Tuesday of each month. For future discussion.

9. PLANNING MATTERS:

- **Decision reached: 252488** – Proposed front extensions to provide additional and adjusted living accommodation with new roof over. Bantams, Brook Road, Great Tey. CO6 1JG. Application approved subject to 4 conditions and 3 informatives.
- **New application: 252689** – Mersea Homes. Removal of hedgerow on junction of Chappel/Earls Colne Road. All agreed that the Parish council comment would be that “the Council supports only a reduction in height and limited trimming of the hedge at the road junction where necessary to achieve an appropriate visibility splay. They do not support full removal as proposed. The council also see no justification for removing the second hedge, its loss would harm local biodiversity and nesting wildlife and the council therefore objects to this element of the proposal”.
- **New application – 252727** – Proposed formation of new unit 10 adjoined to unit 9. Tey Craft Centre, Brook Road, CO6 1JE. The parish council had no comment to make regarding this application.

10. FINANCIAL MATTERS

Payments for approval as per the published agenda. Total value = £793.38 which comprises -

- Clerk Salary - £596.38 (includes 8 additional hours for support to new VHM)
- HMRC - £149.00. Tax on gross salary for clerk
- Village Hall quarterly hire charge - £57.00

The resultant balance after all payments had been made is community account £7,364.06 and business account £18,595.24. This leaves a total balance across both accounts of £25,959.30

Precept: All agreed to a 5% increase in the precept and the clerk was instructed to notify CCC of this increase. *A/P251202 refers*

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11. HFRG: All in favour of the provision of a new bench to be sited near the adult exercise equipment. This would be at a cost of £715.00 and the clerk was instructed to place the order. The clerk also advised of potential funding of £700 from the locality fund which was being progressed. *A/P251204 refers*

12. UKPN WAYLEAVE AGREEMENT: No update as no response from UKPN. To be chased.

13. S106. Document submitted to CCC partner manager. Response received with some suggested amendments. Cllr Warnes and Frost now reviewing.

14. LOCAL PLAN CONSULTATION.

- Draft response reviewed by all. Clerk asked to add the impact of connectivity score to the draft and submit on Local Plan portal by deadline of 14/01/26.
- All voted in favour of being included in the 7 parishes response on the Local Plan consultation.

15. HIGHWAYS: Winter repairs – dangerous pot hole on Tey road. It was noted that this was in Marks Tey parish. Cllr Bartleet reported that he has a supply for salt for use by the village in the event of adverse weather conditions.

Cllr Sunnucks left the meeting at 8.37pm

16. PROVISION OF PARCEL LOCKER: Meeting held with INPost rep and a potential site had been identified at the Village Hall. Likely income generated for Village Hall of circa £1000 to £1200 with a contract length of 5 years. Documentation now been sent for review by councillors for final decision to be made. *A/P251208 refers*

17. COMMUNITY ASSET: All voted in favour to re-register the Chequers Pub as an asset of community value and the clerk was instructed to complete the re-registration documentation. *A/P260101 -Clerk to submit to CCC.*

18. DOMAIN NAME RENEWAL AND WEB HOSTING: All voted in favour to renew the web hosting for 26/27 only. To also consider changing to GOV.UK domain as per government guidelines and potential audit requirements.

19. AOB: Village Hall Manager has set up a Village Hall user group meeting scheduled for 27th Jan to include and AGM. Councillors to attend are – Cllr Hill and Frances. Cllr Warnes will send his apologies

A member of the public left at 9pm.

20. PERSONNEL MATTERS:

- Clerk leaving date was agreed by all as end February 26. This would allow for handover to new clerk.
- Agreed to an additional payment of 8 hours to the clerk for support given to the new VHM. To be paid in January salary.
- Agreed to payment in lieu of annual leave of 20.9 hours. To be paid in Feb salary.

There being no further business the meeting closed at 9.20pm.

Next meeting to be held on Tuesday 10th February at 7.30pm in the Village Hall.