ALDHAM PARISH COUNCIL

Parish Clerk: Kevin B. Money 7 Roach Vale Ardleigh Essex CO4 3YN
07810781509 - clerk@aldhamparishcouncil.gov.uk - www.aldhamparishcouncil.gov.uk

Minutes of Aldham Parish Council meeting held on Tuesday 6th. October 2026 at 7.30pm in the Village Hall at Aldham	**Action**
Present: Cllrs Mike Lambert (Chair), Brenda Brown, Andrew D'Angibau, Tony Gearey, Jean Jennings, Adam Scott, Roger Walker, CCC Dennis Willetts and Kevin B. Money (Parish Clerk). There were also present 42 members of the public. **161/2026 Apologies for Absence** were received from ECC Cllr Sara Naylor **162/2026 Declaration of Members interests** To declare any Disclosable Pecuniary, Pecuniary or Non-Pecuniary interest relating to items on the agenda **None Declared** **163/2026 To approve the minutes of the last meeting held on Tuesday 1st. September 2026 All Agreed** **164/2026 Public Open Forum (Maximum 15 minutes)** The Chair opened up the meeting for residents and owners to discuss the Speed/Noise through the village arising from Mill Race Moto Café. The owners introduced themselves and gave a brief of their past and acknowledged that the problems exist and their wish to assist in finding a way forward. The success of the café, since opening, has exceeded expectations and there have been significant numbers of customers attending the premises on motor bikes and classic/performance cars. Essex Police have been informed and kept up to date with the issues of speeding, noise and some anti-social behaviour. The police have had a presence on site fand in the area for a number of weeks. Signage has been placed on the premises and on the exit to inform customers to respect local residents and to discourage speeding in the village. The café opens at 9am and closes at 3.30pm each day. The Chair then summed up the concerns of residents, especially regarding noise, that had been expressed on Grapevine FB, affecting enjoyment of private gardens and creating significant distress for those closest to the café. The Parish Council have been in regular contact with the owners and also with Essex Police who have agreed to monitor the situation with regular patrols. The Chair then opened up the session for residents to put their concerns regarding the business location, speeding, noise and how to negate the problems the café is generating through its marketing to the Biking community. The owners then spoke and summed up their wish that a resolution can be found. The Chair then closed the public session and proposed that the Parish Council takes this issue forward to co-ordinate a response with the owners, CCC Planning Enforcement department to check the existing consent, CCC Environmental Health department regarding noise, Essex Police and ECC Highways, and progressing Aldham Community Speed Watch. **165/2026 Visitors Report** (ECC Sara Naylor / CCC Dennis Willetts / CCC Lewis Barber) Cllr D. Willetts spoke about the main issue of this meeting. The application fits almost all of CCC planning policies supporting jobs and employment in the rural areas. As a City Councillor Cllr D. Willetts disagreed with the Government's decision to remove Councillors from any planning applications of 9 dwellings or less as from 31st. October '26. Most planning decisions will now be taken by the Head of Planning and only referred to a Planning Committee under very strict guidelines. **166/2026 Gallows Green** – Update on *Crassula helmsii* management. No further update **167/2026 Millennium Playing Field** – Update on progress with new lease Agreed that Cllr A. D'Angibau to produce an OS map of the Millennium Playing Field boundaries. If this is not accepted then Cllr M. Lambert proposed to accept the quotation of £225.00p +VAT from A B Surveys to purchase the OS digital data for the recreation ground and produce a Land Registry compliant lease plan. Cllr R. Walker seconded. **All Agreed**	**Cllr A. D'Angibau**

168/2026 Footpath and PROW update – Cllr J. Jennings
To cut the grass and clear/scrape the path of Ford Street Hill would be £450 + Vat. Councillors to discuss quotation
Cllr J. Jennings proposed accepting the above quotation to clear/scrape the path of Ford Street Hill would be £450 + VAT. Cllr T. Gearey seconded. **All Agreed**
The condition and accessibility of PROWs across the village will need to be maintained particularly as the National Grid will have the power to temporarily close 8 out of the 18 paths in the village affecting over 50% of the current length of footpaths and bridleways putting more pressure on those remaining

169/2026 Planning – including any Current Planning Applications requiring a response

261650 - Threshers Ford Street Aldham Colchester CO6 3PH
Remove existing orangery. New canopy to back snug door. New door and frame. Lime render walls
RESOLVED: Aldham Parish Council has no objection to this planning application

261587 - Land at New Road Aldham
Permission in principle for up to 9 dwellings.
RESOLVED: An extension has been requested to CCC planners to have this application deferred to the November '26 meeting to clarify the position regarding affordable housing. If no extension is granted the matter will be dealt with under delegated powers to the Planning Committee and reported to the next meeting.
No extension has been granted. Therefore, under delegated powers the Parish Council submitted the following planning response
The Parish Council ask that the City Council satisfy itself that an application on this site for Permission in Principle is eligible under the PiP Regulation s 2017, as we believe it constitutes 'Habitat Development', which excluded under Regulation 5B.
If the application is to proceed, the site is not in a location that the current Adopted Local Plan would identify as suitable for new housing development and would be contrary to policy. However, the Parish Council notes that the site forms part of a larger parcel allocated for housing development for up to 15 houses in the emerging Draft Local Plan under Policy PP45. The Council is also aware of the current difficulty in meeting the Government's Five-Year Housing Land Supply and decisions taken elsewhere to address this on sites that are shown allocated in the emerging Local Plan.
If the City Council is minded to grant Permission in Principle the applicant should be made aware of the specific requirements of PP45, affordable housing requirements on sites over 5 houses in Development Management Policy DM8, and s106 obligations for community facilities and open space and recreation. The site lies at a sensitive and prominent location at the entrance to the village, and would affect the setting of the Listed Church of St Margaret's. Any access onto New Road and provision of sight splays will involve the removal of established hedging which is part of the rural character of the village, introducing a hard urban edge which will require extensive new landscaping and screening. Although within the existing 30mph limit, the access will need to address the speed of traffic entering the village from the north along the straight section of New Road that is currently subject only to the National Speed Limit. A high standard of design and materials will be needed to ensure the development fits in and any layout should demonstrate how the site will provide access to, and relate to, any further development that may be permitted on the site under Policy PP45.

a) Local Plan Reg.19 Draft – to consider response to Consultation (due 13th October)
Cllr M. Lambert circulated a report to Councillors prior to the meeting. **AGREED**

b) National Grid Community Fund. No further update received from National Grid. A project list to be updated.
National Grid application will be decided by the inspectorate by mid-February '27.

Nov. meeting

170/2026 Planning Decision/s affecting Aldham

260756 - Frogs Hall Cottage Green Lane Aldham Colchester CO6 3PR
Demolition of 2no agricultural barns and erection of 1 no. new self-build dwelling house. **Refuse**

261470 - 4 Oak Tree Cottages Brook Road Aldham Colchester CO6 3RJ
Proposed single storey rear extension. **Approve Conditional**

171/2026 Highways & Transport Matters

1) SID – Cllr T. Gearey

Cllr T. Gearey circulated the report for September '26. All data has been recorded and will be published on the Parish Council website at https://www.aldhamparishcouncil.gov.uk/notice/report-on-speed-indicator-devices-for-apc-meeting-october-2026

2) Love your Bus contract with Transport Made Simple (Konnect) – update on new 83A Service Complaints that this bus service is not running and it has been taken up by PC and ECC Cllr S. Naylor. It was decided to withhold the payment pending a response.

3) Colchester Bus Growth Survey (31st October deadline)

Residents were asked to complete this survey and draw attention to the current poor levels of service.

4) Speed/Noise through the village arising from Mill Race Moto Café. This item was taken at 164/2026

172/2026 Finance

a) To receive the Bank reconciliations as at 30th. September 2026

Councillors noted the Bank reconciliations as at 30th. September 2026

b) To receive the comparison of Actual to Budgeted for 2026/2027

Councillors noted the comparison of Actual to Budgeted for 2026/2027

c) To approve the payment of Accounts for October 2026 and to agree a transfer of funds to meet the Parish Council financial requirements **All Agreed**

173/2026 Budget 2027/2028 – Councillors to discuss the 2027/2028 budget

Councillors discussed the 2027-2028 budget

174/2026 Information Exchange

175/2026 Items for next agenda

Planning Application 261587: Community Speed Watch update: Noise at Moto Café update: National Grid Community Fund: Cllr M. Lambert and Cllr A. Scott apologies for November meeting

176/2026 To confirm date and time of next meetings. Tuesday 11th. November 2026 at 7.30pm in the village hall

177/2026 To note 2026 meeting dates: 01.12.26

178/2026 To note 2027 meeting dates: 05.01: 02.02: 02.03: 06.04: 04.05: 01.06: 06.07: 07.09: 05.10: 09.11: 07.12.27

179/2026 Closure of the Meeting - To close the meeting having considered and determined all items of business

The Chair then closed the meeting at 9.30pm and thanked everyone for attending

Signed *M Lambert* 11th. November 2026

M. Lambert - Chair