



# Great Bromley Parish Council

## MINUTES OF THE MEETING HELD AT 7PM ON WEDNESDAY 7<sup>th</sup> JANUARY 2026 AT GREAT BROMLEY VILLAGE HALL

**In attendance:** Cllr Fairley (Vice-Chair in the Chair), Cllr Bashir, Cllr Blowers (items 4 to end only), Cllr Mander, Cllr Nicholls, Cllr Pirie and Cllr Smith.

**Also in attendance:** TDC Cllr Scott and Lizzie Ridout (Parish Clerk & RFO)

**Members of the Public:** 5

### 1. Welcome and apologies for absence

The Chairman welcomed those present to the meeting. Apologies for absence were submitted by Cllr Murch, Cllr Hardy, TDC Cllr Wiggins and ECC Cllr Guglielmi.

### 2. Minutes of the last meeting

The minutes of the meeting held on Wednesday 10<sup>th</sup> December 2025, previously circulated, were approved and signed as a correct record.

### 3. Declarations of Interest

Members were invited to declare any Disclosable Pecuniary Interests or other interests in items on the agenda.

Cllr Nicholls declared a Disclosable Pecuniary Interest in item 6 as a close neighbour to the application site.

### 4. Public Participation

A resident spoke on behalf of neighbours living close to the site in relation to planning application 25/01795/FUL. Concerns were raised regarding the suitability of the site, access to the side road, the character of the area, highways safety, the level of activity exceeding that of a domestic dwelling, the suitability of the existing access, a covenant affecting the use of the road, the parking strategy, the loss of designated open space proposed to be concreted over, and the impact of regular vehicle movements.

A second resident spoke about the potential human impact of the proposal.

A third resident raised concerns about the differing needs of the prospective residents and the presence of dangerous areas in the immediate vicinity, stating that the location was not suitable for the children concerned.

### 5. Planning Determination – for information only

REFERENCE	PROPOSAL	LOCATION	DECISION
<a href="#">25/01578/FULHH</a> Mr and Mrs Crisell	Householder Planning Application – Front porch.	Denique, Mary Lane South, Great Bromley CO7 7UD	Approval – Full 09.12.2025 Delegated Decision

The planning determination was noted.

### 6. Planning Applications

Cllr Nicholls left the meeting for the duration of this item in accordance with his previously declared Disclosable Pecuniary Interest.

REFERENCE	PROPOSAL	LOCATION
<a href="#">25/01795/FUL</a> Shalamar Children Ltd	Planning Application – Change of use from residential dwelling (Use Class C3) to a residential children’s home (Use Class C2)	Oak Lodge, Hall Road Great Bromley CO7 7TY

Great Bromley Parish Council objected to the application for the following reasons:

#### 1. Policy Context – LP10

Policy LP10 of the Tendring Local Plan supports, in principle, the provision of new care units

# Great Bromley Parish Council

within defined settlement boundaries. The site lies within the settlement boundary of Great Bromley, and therefore the principle of a care home use is acknowledged. However, LP10 also requires that proposals do not harm residential amenity, provide adequate parking, and respect the character of the village. On these grounds, the proposal is deficient.

## 2. Loss of Safeguarded Open Space – Policy HP4

The proposal seeks to extend hardstanding at the front of the property, cutting into land identified as Safeguarded Open Space in the Local Plan.

- Policy HP4 states that such space should only be lost where it is replaced in kind, no longer required, or where its loss would not harm visual amenity.
- The verge in front of the site contributes to the open character at the centre of Great Bromley. Its reduction would erode the village's visual amenity and character.
- The proposal therefore conflicts with Policy HP4.

## 3. Car Parking Provision and Highway Safety

The management plan indicates:

- Up to 3 children accommodated.
- Two carers on shift at all times, with overlap periods.
- A registered manager and a team of carers on rota.

Based on Essex Parking Standards, the site should provide:

- 1 space per full-time staff member (minimum 5 spaces).
- 1 visitor space per 6 beds.
- Total requirement: at least 6 spaces with turning provision.

The application form states 7 spaces, but the submitted plans do not clearly demonstrate how these can be accommodated. The layout appears cramped, with insufficient turning space to allow vehicles to enter and leave in a forward gear. This raises highway safety concerns and conflicts with LP10's requirement for adequate parking provision. The parking opposite is on private ground and used by the village school and church, the proposal fails to demonstrate compliance with policies CP1 and CP2 which states the application should not give rise to unacceptable highway safety impacts or congestion.

## 4. Impact on Village Character

Large areas of hardstanding and multiple parked vehicles at the front of the property would be visually intrusive and harmful to the character of the village street scene. This impact conflicts with both LP10 and HP4, which seek to protect local character and amenity.

## 5. Residential Amenity

While the number of residents is comparable to a large family, the intensity of staff movements, shift changes, and visiting professionals will increase vehicle activity and noise. This has potential to disturb neighbouring properties contrary to LP10's requirement to protect residential amenity. This application would significantly intensify activities materially different from a private dwelling, this application fails to demonstrate compliance with policy SP7 which requires the development does not materially harm neighbouring residential amenity.

## 6. Conclusion

Although the principle of care provision is supported by Policy LP10, the proposal fails to comply with key requirements relating to:

- The protection of Safeguarded Open Space (HP4).
- Adequate car parking and highway safety (LP10).
- Protection of village character and residential amenity (LP10 and HP4).

For these reasons, the Parish Council respectfully requests that the application be refused..

## 7. Appeal Notification - Park Farm Hilliards Road Great Bromley (LPA Appeal Reference: 25/00057/REFUSE) – for information only

Application to determine if prior approved is required under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for a new barn in line with previous application (23/01704/AGRIC).

# Great Bromley Parish Council

Application reference: 25/00911/AGRIC  
Appellant's name: Mr Fairley - Henry Fairley  
Appeal reference: 6002019  
Appeal start date: 4 December 2025

The appeal notification was noted.

## 8. Reports

- a) County Councillor's Report – previously circulated
- b) District Councillors' Reports – There were no new reports.
- c) Parish Councillors' Reports

Cllr Mander

- Suggested arranging a Parish Council litter-picking morning and proposed setting a date for the Spring; this would be added to the next agenda.
- Reported that work had begun on drafting a Tree Policy.
- Advised that the Village Pond was affected by crassula, an invasive species, which was smothering the pond. She would look into potential grants to support the cost of remedial work.
- Reported that ECC Public Rights of Way team had inspected two bridges at Boudges Hill and Carringtons Road.

Cllr Smith reported that he had undertaken some litter picking in the parish.

Cllr Goni raised concerns regarding visibility and safety issues when turning right out of Robinson Close.

Cllr Blowers reported that both defibrillator cabinets would need replacing in the near future.

- d) Clerk's Report and Correspondence received  
A meeting for parish members with TDC's Director of Planning had been arranged to provide an update on the review of TDC's Local Plan and the potential impact on Great Bromley.

## 9. Action Sheet review and update

The actions were reviewed and noted. There was one outstanding action for the Clerk to explore glass recycling schemes.

## 10. Accounts

The Accounts Monitoring Officer (Cllr Blowers) confirmed that the accounts were in order.

## 11. Highways update

There was none.

## 12. Website Domain and Email Compliance – Assertion 10

Members considered the proposal to move the Council's website to a new official domain and to enable the use of council-owned email addresses for the Clerk and Members, ensuring compliance with Assertion 10 of the Annual Governance and Accountability Return (AGAR) from April 2026 onwards. The proposal was approved.

## 13. To approve the following payments:

Clerk's salary	£668.99
HMRC	£167.20
Employer's NI	£69.80
LGPS – ECC Pension	£258.34
Great Bromley Village Hall	£26.00

Village Maintenance team costs:

# Great Bromley Parish Council

Name	Expenses	Total cost
Lewis Mander	-	£191.13
Chris Morgan	-	£227.50

The payments were approved.

**14. Climate Change and Carbon Footprint**

Members considered the effect of any decisions on our Carbon Footprint and Climate Change in general.

**15. Date of next meeting – Wednesday 11<sup>th</sup> February 2026 at the later start time of 7.30pm**

Members were reminded that items of business for inclusion on the agenda should be submitted to the Clerk by Monday 2<sup>nd</sup> February 2026.

Members were reminded that a TDC Planning briefing would take place prior to the start of the next meeting at 6pm, also at the Village Hall.