



Great Bromley Parish Council

MINUTES OF THE MEETING HELD ON WEDNESDAY 8 JULY 2026 AT 7.00PM AT GREAT BROMLEY VILLAGE HALL

In attendance: Cllr Fairley (Chairman), Cllr Blowers, Cllr Goni, Cllr Mander, Cllr Nicholls, Cllr Pirie and Cllr Smith.

Also in attendance: TDC Cllrs Scott and Wiggins, and Lizzie Ridout (Clerk)

Members of the Public: 50+

1. **Welcome and apologies for absence**

The Chairman welcomed those present to the meeting. Apologies for absence were submitted by Cllr Hardy.

2. **Amendment to Standing Orders**

Members considered the addition of a Standing Order relating to the photographing, recording, broadcasting or transmitting of meetings open to the public, in order to reflect the Openness of Local Government Bodies Regulations 2014 and to set out operational arrangements for recording activity at Council meetings.

RESOLVED: To adopt the updated Standing Order relating to recording and broadcasting of meetings.

Proposed: Cllr Mander **Seconded:** Cllr Pirie **All in favour.**

The Chair confirmed that the meeting would now be recorded and requested that speakers state their name before speaking.

3. **Minutes of the last meeting**

The minutes of the meeting held on Wednesday 10 June 2026, previously circulated, were approved and signed as a correct record.

Proposed: Cllr Blowers **Seconded:** Cllr Mander **All in favour.**

4. **Declarations of Interest**

Members were requested to declare any Disclosable Pecuniary Interests or other relevant interests, and the nature thereof, in respect of items listed on this agenda.

Cllr Blowers and Cllr Mander declared personal interests in respect of planning applications 26/00910/OUT and 26/00912/OUT insofar as they were both close neighbours to the sites.

Cllr Fairley declared a personal interest in respect of planning application 26/00993/COUNOT insofar as he was a neighbour of the applicant.

5. **Public Participation**

A resident raised concerns regarding planning application 26/00896/LUPROP, noting that no planning site notice had been displayed and questioning aspects of the application, including why a change of use had not been included. The matter was discussed further under item 9.

It was suggested that an article and accompanying social media post be prepared to explain to residents how to comment on planning applications submitted to Tendring District Council (TDC).

6. **Environmental issue – fly infestation and odour**

The Chairman noted that most attendees were present for this item and opened by acknowledging the distress caused by the ongoing fly nuisance affecting Great Bromley and neighbouring villages. The Council expressed sympathy to affected residents and thanked Annie and her team for extensive evidence-gathering, as well as TDC Environmental Health, the Environment Agency, and District Councillors Gary Scott, Ann Wiggins, and Zoe Fairley for their involvement. It was resolved that this matter would remain a standing agenda item.

District Cllrs Scott and Wiggins provided an update following a meeting held with TDC Environmental Services, attended also by Cllr Zoe Fairley (District Councillor for Ardleigh and

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Little Bromley and Cllr Adrian Smith (Portfolio Holder for Environment and ICT). Environmental Health officers had undertaken monitoring visits on 23, 26, and 30 June 2026, with further visits ongoing. A detailed inspection on 25 June covered commercial and community premises in Great Bromley, Ardleigh, and Little Bromley. Officers observed flies at all premises visited, most notably in Great Bromley, and advised on mitigation measures. Their report stated that flies were predominantly cluster flies, with other species present in smaller numbers, and that the issue appeared seasonal and multifactorial, linked to agricultural land, fallow fields, manure heaps, livestock holdings, soil disturbance, landscaping, composting, construction activity, reduced pesticide use, muck spreading, biosolids, and the A133 link road works. No single source had been identified. Visits to the Ardleigh Waste Transfer Station and a poultry unit found no evidence of fly activity or spreading. Environmental Health emphasised that many potential contributing sites fall outside TDC's direct regulatory remit, with responsibilities shared between the Environment Agency, DEFRA, and UKHSA.

Residents raised extensive concerns. They reported sickness and diarrhoea within the community, including one confirmed case linked to bacteria associated with house flies, and highlighted the impact on disabled and vulnerable residents, citing alleged breaches of the Equality Act 2010. Independent entomology work commissioned by residents had identified house flies rather than cluster flies, and residents questioned how TDC would respond if further professional analysis confirmed this. They expressed frustration that Environmental Health responses were generic, sometimes AI-generated, and did not acknowledge evidence such as photographs of maggots. Residents also stated that official reports did not reflect lived experience and asked for clarity on which premises had been inspected, noting that officers had not been seen locally.

Residents described severe impacts on daily life, including food contamination, inability to eat outdoors, disturbed sleep, and flies entering showers, microwaves, kettles, and pet bowls. They reported significant financial costs for fly screens, traps, sprays, and netting. Concerns were raised about waste management practices, sewage odour traced to the main sewer, landfill site changes in 2017, and anaerobic digestion facilities at a local farm. Residents also noted a decline in swallows, swifts, and house martins, reducing natural fly predation, and the drying of village ponds affecting nesting behaviour.

Residents asked the Parish Council to provide visible leadership, escalate the matter formally, issue clear public communication, and request regular updates from TDC. They stated that waiting eight weeks for updates was unacceptable. The Clerk confirmed that all correspondence sent to TDC had been copied to the Parish Council and that she had requested an Environmental Health officer to attend the meeting, but this had been declined. She read the previous minute confirming that concerns had been raised, evidence forwarded, and updates shared.

Residents requested an extraordinary meeting specifically to discuss the fly infestation. The Clerk advised that under the Local Government Act 1972, this would be an extraordinary parish meeting, not a parish council meeting, and confirmed she would verify procedural requirements.

The Chairman closed the item, recognising the seriousness of the concerns raised and confirming that the Parish Council would write formally to TDC, requesting weekly updates, and make clear that residents expected the matter to be treated with urgency, with suggested copies to Cllr Mark Stephenson (Leader of TDC), Cllr Adrian Smith, Ian Davidson (Chief Executive), and Sir Bernard Jenkin MP for Harwich and North Essex.

7. By-election – arrangements and issue of poll cards

The Clerk advised that notification had been received from Tendring District Council confirming that a by-election would be held in the parish. The Council was required to decide whether to issue poll cards to all electors in the parish (over 900 registered voters). The estimated cost of printing and posting poll cards was approximately £1,100. The total cost of the election would be around £500 if uncontested, rising to approximately £2,500 if contested.

As this expenditure had not been included in the current budget, the Council noted that a contested election would require a review of planned spending and potential reductions

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elsewhere, as TDC's invoice would need to be paid within three months.

Councillors discussed the implications of not issuing poll cards, noting that while they were not legally required, failing to issue them risked some electors being unaware of the election. It was agreed that issuing poll cards was the most appropriate course of action.

RESOLVED: To request TDC to issue poll cards in the event of a contested by-election.

Proposed: Cllr Goni **Seconded:** Cllr Pirie **All in favour.**

8. Planning Determinations – for information only

REFERENCE	PROPOSAL	LOCATION	DECISION
26/00790/AGRIC Mr Fairley - Henry Fairley and Son Ltd	Prior Approval Application under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for new barn	Park Farm Hilliards Road Great Bromley CO7 7US	Determination prior approval not required 08.06.2026 Delegated Decision
26/00608/FULHH Mr and Mrs Williams	Householder Planning Application - Single storey garden room and home office.	Michaelmas House Parsons Hill Great Bromley CO7 7JA	Approval - Full 25.06.2026 Delegated Decision

The planning determinations were noted.

9. Planning Applications

REFERENCE	PROPOSAL	LOCATION
26/00910/OUT Bromley Farms Ltd	Outline Planning Application (Access to be considered) - Outline application for up to 200 dwellings together with a local community facility (Use Class F2), public open space, children's play areas, allotments, a community orchard, a mobility hub, and associated landscaping, drainage and infrastructure. Cllr Blowers and Cllr Mander declared personal interests.	Land at Bromley Cross Carringtons Road Great Bromley
Great Bromley Parish Council objected for the following reasons:		
- The proposals conflict with the settlement strategy and represent unjustified countryside development; - The scale of development is disproportionate to Bromley Cross; - The applicant's own LVIA identifies permanent adverse landscape harm; - The proposals would harm the dispersed rural settlement pattern; - The site is not in a genuinely sustainable location; - Existing public transport provision is limited and does not justify development of this scale; - Reliance on future Garden Community infrastructure is not an adequate basis for approval; - The enabling development case requires rigorous independent scrutiny; - The absence of policy-compliant affordable housing has not been justified; - Drainage, groundwater and surface water matters remain unresolved; - Health, infrastructure and practical accessibility have not been adequately resolved; - Habitats Regulations matters must be secured before any permission is granted; - Community concerns have not been overcome; - Designing out crime and public safety have not been properly embedded; - The application material is internally inconsistent and should not be determined in its		

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present form; and - The application is not supported by Historic England.		
26/00912/OUT Bromley Farms Ltd	Outline Planning Application (Access to be considered) - Outline application for up to 90 dwellings, together with a local community facility (Use Class F2), public open space, childrens play areas, allotments, a community orchard, a mobility hub, and associated landscaping, drainage and infrastructure. Cllr Blowers and Cllr Mander declared personal interests.	Land to North and South Carringtons Road Great Bromley
Great Bromley Parish Council objected for the following reasons: - The proposals conflict with the settlement strategy and represent unjustified countryside development; - The scale of development is disproportionate to Bromley Cross; - The applicant's own LVIA identifies permanent adverse landscape harm; - The proposals would harm the dispersed rural settlement pattern; - The site is not in a genuinely sustainable location; - Existing public transport provision is limited and does not justify development of this scale; - Reliance on future Garden Community infrastructure is not an adequate basis for approval; - The enabling development case requires rigorous independent scrutiny; - The absence of policy-compliant affordable housing has not been justified; - Drainage, groundwater and surface water matters remain unresolved; - Health, infrastructure and practical accessibility have not been adequately resolved; - Habitats Regulations matters must be secured before any permission is granted; - Community concerns have not been overcome; - Designing out crime and public safety have not been properly embedded; - The application material is internally inconsistent and should not be determined in its present form; and - The application is not supported by Historic England.		
26/00838/FULHH	Householder Planning Application - First floor front extension. Great Bromley Parish Council had no objection.	Atlantis Chase Road West Great Bromley
26/00738/FULHH	Householder Planning Application - Erection of single storey side extension, single storey rear infill extension and associated external alterations. Great Bromley Parish Council had no objection.	16 Council Houses Bromley Road Frating
26/00896/LUPROP	Application for Lawful Development Certificate for Proposed Use or Development for removal of chimneys, addition of hardstanding, installation of a 2m fence, and replacement of windows with doors.	Solitude Back Lane West Great Bromley
Great Bromley Parish Council raised the following concerns: - Impact on the street scene due to unclear external alterations and hardstanding. - Lack of information within the application, making it difficult to assess the full implications. - Hardstanding and drainage details are not provided, creating uncertainty about surface-water management. - Evidence of change of use, supported by the NHS letter, which is not reflected in the application. - Increase in vehicle movements, including staff, visitors, deliveries, waste removal and sanitation-related services. - Poor road condition, which is likely to be further affected by increased traffic. The Council requests that the Local Planning Authority seeks additional information before		

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determining the application.		
26/00907/FUL	Planning Application - Retrospective change of use of former domestic cart lodge/ garage to a Pilates studio (Class E), including installation of windows and doors. Great Bromley Parish Council had no objection.	Bluegates Barn Carringtons Road Great Bromley
26/00968/FULHH Mr & Mrs Card	Householder Planning Application - Landscaping to the annex including pool, sauna building and boundary treatments. External porch and cupboard to the main barn dwelling, external gates to northern courtyard. Solar PV panels to west roof of annex and south roof of main barn dwelling. Great Bromley Parish Council had no objection.	Blue Gates Farm Carringtons Road Great Bromley
26/00993/COUNOT	Prior Approval Application under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the conversion of an agricultural building into two residential dwelling units. Cllr Fairley declared a personal interest. Great Bromley Parish Council would like more information on the reason why the conversion is requested.	Willow Farm Hilliards Road Great Bromley

10. Neighbourhood Plan

Members considered the briefing note on Neighbourhood Plans and noted that the process had been costly and extremely time-consuming for other councils. Members discussed exploring Conservation Area status and the emerging Conservation List being developed by Tendring District Council.

District Cllr Scott explained that while TDC designates Conservation Areas, some villages were considered too small to meet the criteria. He advised that TDC was inviting ward councillors to identify historically important buildings or features that may be suitable for inclusion on a Conservation List, which provided protection for heritage assets outside Conservation Areas. Members identified several local buildings and features that may merit inclusion.

It was agreed that Cllr Mander would compile a list of suggested assets and forward these to District Cllr Scott for discussion with TDC's Planning Department.

RESOLVED:

1. That the Council would not pursue a Neighbourhood Plan at this time.
2. That the Council would investigate the potential for Conservation Area designation and pursue inclusion of local heritage assets on TDC's Conservation List.

Proposed: Cllr Smith **Seconded:** Cllr Pirie **All in favour.**

11. National Grid Enabling Works applications

Members noted that National Grid was expected to submit planning applications for early "enabling works" associated with the Norwich to Tilbury (N2T) project. These works may include temporary traffic management and vegetation removal ahead of any Development Consent Order for the main scheme.

Members were asked to note that concerns have been raised regarding environmental impact and the timing of such works prior to the main project receiving consent.

These concerns included:

- whether an Environmental Impact Assessment (EIA) should be required for the

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- enabling-works applications, either individually or cumulatively; and
- whether the Local Planning Authority should consider the use of Grampian-style conditions to prevent commencement of any enabling works until the main project has received consent and is free from legal challenge.

12. Reports

- a) County Councillor's Report - Not received.
- b) District Councillors' Reports - Circulated
- c) Parish Councillors' Reports

Cllr Goni advised he would be working on the Emergency Plan.

Cllr Smith advised that the Speedwatch team had taken part locally in the Vision Zero action day. When the team arrived, a police officer was already conducting speed monitoring and had recorded over 40 speeding vehicles. The Speedwatch team then undertook a further hour-long session and recorded 22 additional speeding vehicles.

Cllr Mander reported ongoing concerns regarding the condition of the Bouge Hill footbridge and adjoining footpath, noting that the issue had first been raised two years ago. Cllr Mander undertook to send photographs to the Clerk, for the Essex Highways Public Rights of Way team.

Cllr Fairley had attended the Tarchon consultation event.

- d) Clerk's Report and Correspondence received

The Clerk advised that the introduction of section 32A of the Localism Act 2011, which required that councils must not publish a member's home address in the publicly available Register of Interests unless the individual member explicitly requested its inclusion. The Clerk confirmed that the Register would be updated and published in accordance with the new statutory requirement.

13. Action Sheet review and update

The actions agreed at the last meeting were reviewed and noted.

14. Highways update

There was none

15. Approval of additional section to the Tree Policy (Sudden Branch Drop Syndrome)

Members considered the inclusion of an additional section within the Parish Council's Tree Policy relating to Sudden Branch Drop Syndrome (SBDS). The proposed section outlined the nature of SBDS, the associated risks, and the proportionate management measures recommended through the Council's annual tree survey and arboricultural advice.

RESOLVED: To adopt the additional SBDS section within the Parish Council's Tree Policy.

Proposed: Cllr Blowers **Seconded:** Cllr Pirie **All in favour.**

16. Accounts

The Accounts Monitoring Officer confirmed that the accounts are in order and the Clerk advised that the 1p overpayment from last month would be rectified this month.

17. To approve the following payments:

Staff costs	£	224.10
HMRC PAYE	£	149.60
Employer's NI	£	76.13
Pension remittance	£	550.85
Employer LGPS contribution	£	220.04
Great Bromley Village Hall	£	26.00
Tuckwells – oil – 226551 & 224190	£	51.48
*ICO - Data protection fee	£	47.00
Clacton Business Services - payroll	£	100.80

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VCS Websites – website & email hosting	£ 185.00
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Village Maintenance team costs:	Expenses	Total
Lewis Mander	£ 22.86	£ 563.01
Chris Morgan	£ 66.19	£ 643.69

Grand total	£ 2837.70
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*Already paid by DD

Income

TDC recycling credits	£ 368.02
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RESOLVED: That the payments listed in the schedule be approved.

Proposed: Cllr Mander **Seconded:** Cllr Goni **All in favour.**

18. Climate Change and Carbon Footprint

To consider the effect of any decisions on our Carbon Footprint and Climate Change in general.

19. Date of next meeting – Wednesday 12 August 2026

Members are reminded that items of business for inclusion on the agenda should be submitted to the Clerk by Monday 3 August 2026.

The meeting closed at 9.44pm.