



Great Bromley Parish Council

MINUTES OF THE MEETING HELD AT 7.30PM ON WEDNESDAY 11TH MARCH 2026 AT GREAT BROMLEY VILLAGE HALL

In attendance: Cllr Blowers (items 4 (part) to end only), Cllr Mander, Cllr Hardy and Cllr Pirie.

Also in attendance: ECC Cllr Guglielmi, TDC Cllrs Scott and Wiggins, and Lizzie Ridout (Parish Clerk & RFO)

Members of the Public: 6

1. Welcome and apologies for absence

Members agreed that Cllr Hardy would chair the meeting in the absence of the Chair and Vice Chair. Apologies for absence were submitted by Cllrs Fairley, Nicholls, Goni, Murch and Smith.

2. Minutes of the last meeting

It was proposed by Cllr Mander, seconded by Cllr Pirie, and all agreed that the minutes of the meeting held on Wednesday 11 February 2026, previously circulated, be approved and signed as a correct record.

3. 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. There were none.

4. Public Participation

Members of the public are welcome to speak for up to 5 minutes. Questions relating to agenda items will be responded to during the relevant discussion.

A resident from the Balls Green area raised concerns regarding the scale and impact of the proposed development of Tendring District Council's (TDC) proposed options for the Local Plan. She had noted that the noticeboard was currently positioned in the middle of the development area and expressed dissatisfaction with the lack of engagement from TDC. She urged the Parish Council to push for more meaningful engagement and for the Council's role to be more prominent. Cllr Scott advised that a further consultation would take place later this year.

Cllr Guglielmi, in his capacity as Chair of TDC's Local Plan & Planning Policy Committee, undertook to feed those concerns back to TDC and suggested that a smaller consultation event may be possible. Members agreed the need to publicise any consultation to ensure residents were aware.

A resident from the Waterhouse Lane area attended to request support for reducing the speed limit from 40mph to 30mph due to minimal footpaths and high pedestrian use. He presented a petition of 65 signatures in support. Although he resided in the Ardleigh parish, the affected area lay within Great Bromley. Cllr Guglielmi undertook to pass the petition to the Cabinet Member for Highways and to send details of an upcoming ECC meeting.

5. Planning Determinations – for information only

REFERENCE	PROPOSAL	LOCATION	DECISION
26/00156/WTPO Mr Lacey	Works related to Tree Preservation Order (78/00028/TPO) - G1 and G2 - 16 Lime Trees. Trimming the overhang approx. 2m and balance the garden side of the trees to the same width.	Copley Dene Parsons Hill Great Bromley CO7 7JA	Approval - Full 27.02.2026 Delegated Decision

The planning determination was noted.

6. Planning Applications

REFERENCE	PROPOSAL	LOCATION
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26/00202/LBC Mr Ian and Mrs Wendy Fisher	Listed Building Consent - Single storey rear extension. Great Bromley Parish Council had no objection.	Walnut Tree, Carringtons Road, Great Bromley CO7 7XA
26/00204/FULHH Mr Ian and Mrs Wendy Fisher	Householder Planning Application - Single storey rear extension. Great Bromley Parish Council had no objection.	Walnut Tree, Carringtons Road, Great Bromley CO7 7XA
26/00327/LUPROP Mr Andrew Fairley - Henry Fairley and Son	Application for Lawful Development Certificate for proposed development consisting of construction of hardstanding and drainage for agricultural purposes. Great Bromley Parish Council had no objection.	Park Farm, Hilliards Road Great Bromley

7. Tendring District Council Local Plan Consultation response

Members considered the key issues raised within Tendring District Council's Local Plan Consultation and agreed the Parish Council's formal response as follows:

Great Bromley Parish Council – Local Plan Consultation Response

1. Housing Numbers and Deliverability

Great Bromley Parish Council recognises the national policy context but is concerned that the proposed housing requirement of 1,063 homes per year is not realistically deliverable within the plan period. The delivery trajectory for the two proposed garden villages appears highly optimistic, particularly given the scale of infrastructure required before any homes can be occupied. The Council requests robust evidence demonstrating realistic phasing, market capacity, and infrastructure funding certainty.

2. Infrastructure Capacity and Funding

The Council is concerned that the infrastructure required to support the proposed level of growth is not currently available and that there is no clear funding strategy.

Key issues include:

- Pressure on the A120/A133 corridor and rural lanes
- Insufficient sewage treatment capacity
- Water supply and pressure constraints
- Electricity network pressures linked to offshore wind connections and potential converter stations
- Limited public transport provision

The Council does not believe Section 106 contributions alone can deliver the required infrastructure and requests clarity on government or Unitary Authority funding commitments.

3. Hare Green Garden Village (within Great Bromley)

The Council notes the identification of a broad location for a garden village of approximately 4,500 homes. Concerns include:

- The scale of the area shown and its impact on protected lanes, landscape, and heritage
- Lack of clarity on boundaries and phasing
- Dependence on a new A133/A120 junction, which is currently unfunded
- Potential for significant traffic impacts on surrounding rural communities

The Council requests clearer mapping, infrastructure dependencies, and phasing information before the next consultation stage.

GBPC requests a clear commitment to meaningful engagement with residents who live in the development area.

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The Council also notes that a number of developments in and around Great Bromley are either not yet completed or are emerging, and these already place pressure on local roads, drainage, and community infrastructure. The cumulative impact of these schemes must be fully assessed alongside the proposed garden village.

4. Horsley Cross Garden Village

The proposed scale of up to 6,000 homes raises concerns regarding remoteness from services, car dependency, and the need for substantial government funding. The Council requests further evidence on viability, infrastructure delivery, and cumulative impacts alongside the Hare Green proposal.

5. Great Bromley Allocations

Two small sites (10 homes and 15 homes) are proposed for Great Bromley. The Council acknowledges the need for proportionate growth but highlights:

- Limited local infrastructure (few shops, limited bus services, constrained road network, no health services)
- Existing drainage and flooding issues
- Risk of speculative applications coming forward before the Local Plan is adopted
- A number of existing planning applications in the parish – including but not limited to the Hamilton Lodge site – remain incomplete or are still emerging, and their cumulative impact on local infrastructure must be fully considered alongside any new allocations

The Council requests that any development in Great Bromley be proportionate, infrastructure-led, and sensitive to village character.

6. Biodiversity and Environmental Impact

The Council supports the proposed 20% Biodiversity Net Gain requirement but requests that:

- BNG be delivered on site wherever possible
- Green corridors and buffer zones be incorporated into strategic sites
- Cumulative environmental impacts be fully assessed
- The loss of high-quality agricultural land be clearly justified and minimised, with full consideration of food-production value and landscape character
- Local flooding and surface-water management issues be assessed in detail, with robust mitigation measures required at the outset rather than deferred to later design stages

7. Five-Year Housing Supply

The Council is concerned that the district cannot currently demonstrate a five-year housing supply due to the sudden increase in housing targets. This leaves rural communities vulnerable to speculative development. The Council urges rapid progression of the Local Plan and clear interim guidance to protect villages.

8. Summary

Great Bromley Parish Council supports the preparation of a new Local Plan but remains concerned that the scale, pace, and infrastructure demands of the proposals—particularly the two garden villages—are not yet supported by clear evidence of deliverability or funding. The Council emphasises the need for realistic phasing, robust infrastructure planning, meaningful engagement with affected communities, and full assessment of cumulative impacts, including existing and emerging developments within the parish. Growth must be proportionate, infrastructure-led, environmentally responsible, and sensitive to the rural character of Great Bromley.

The Parish Council thanks Tendring District Council for the opportunity to comment on the emerging Local Plan and looks forward to continued engagement as the plan progresses.

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It was further agreed to share the response with Frating Parish Council and Great Bentley Parish Council.

8. Reports

- a) County Councillor's Report - circulated
- b) District Councillors' Reports – circulated
- c) Cllr Scott reported on the waste-clearance cross-working party. Food caddies for rural areas were issued in April. An additional green bin for glass collections will be introduced by October. From early 2027, collections will expand to include thin plastics and Tetra Pak. Cllr Scott will send further information to the Clerk for inclusion in The Messenger.
- d) Parish Councillors' Reports

Cllr Mander reported that she had attended the Village Hall Committee meeting. Matters discussed included Hamilton Lodge and the car park. Charwin Homes, Great Bromley Ltd had now taken over the site. She also reported the damaged fingerpost at Carringtons Road. Footpath 22 from Colchester Road required chicken wire on the bridge to be replaced.

The Village Maintenance team had replaced a bench in St George's Close with a bench from Hamilton Lodge, and the pavement near Brook Street had been cleared.

Cllr Pirie raised concerns regarding rubbish along the A120. Cllr Scott advised that TDC is aware of the issue and is seeking a solution.

Cllr Blowers reported complaints about the condition of roads throughout the village and will submit reports via the Essex Highways website.

- e) Clerk's Report and Correspondence received
 - GDPR training from the Information Commissioner's Office (ICO) had been circulated to all members.
 - Complaints about state of Mary Lane North had been received.

9. Action Sheet review and update

There were no outstanding actions.

10. Accounts

The Clerk & RFO confirmed that the accounts had been circulated to all members and were in order.

11. Adoption of Information Technology, Digital Governance & Data Risk Management Policy

Members considered the Parish Council's Information Technology, Digital Governance & Data Risk Management Policy, which sets out the Council's arrangements for the secure and compliant use of digital systems, council-owned email, website accessibility, data protection, and the management of digital risks in line with AGAR Assertion 10.

Members reviewed the combined policy and risk assessment. Cllr Blowers proposed, Cllr Hardy seconded, and it was unanimously resolved to adopt the policy, to be reviewed annually.

12. Installation of French drain and impact on pond environment

Members were asked to consider the environmental impact, the condition of the site, and any appropriate actions the Council may wish to take, including communication with the landowner, seeking advice from relevant authorities, or requesting remedial works.

Cllr Mander reported that a French drain had been installed into the pond. The matter would be reported to TDC's Environmental Team, as the water running off the road was contaminated. An email would be sent to Cllr Guglielmi, Cllr Scott and Cllr Wiggins for forwarding to TDC.

13. Village Litter Pick

This item was deferred to the next agenda.

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14. Highways update

The 7.5-tonne weight-limit issue was raised; a resident had been monitoring vehicle movements. Cllr Guglielmi advised that enforcement was a police matter. The Clerk undertook to write to Martells and other relevant businesses. The resident undertook to email the Clerk with further details.

Concerns were also raised regarding an odour from Martells. Cllr Guglielmi advised that the matter was with the Environmental Team.

15. Hare Green Playing Area

No issues were raised.

16. To approve the following payments:

Clerk's salary	£668.99
HMRC	£167.20
Employer's NI	£69.80
LGPS – ECC Pension	£258.54
Great Bromley Village Hall	£26.00
Microsoft 365 subscription	£135.36

Village Maintenance team costs:

Name	Expenses	Total cost
Lewis Mander	-	£224.37
Chris Morgan	-	£166.25

Members reviewed the schedule of payments. Cllr Blowers proposed approval, Cllr Pirie seconded, and it was unanimously agreed to approve the payments as presented.

17. Climate Change and Carbon Footprint

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

18. Date of next meeting – Wednesday 8 April 2026 at 7pm

Members were reminded that items of business for inclusion on the agenda should be submitted to the Clerk by Monday 30 March 2026. The meeting closed at 8.44pm.