

Wimbish Parish Council
Minutes of the Parish Council meeting held on
7th January, 2026 at 7.30 p.m, in Wimbish Village Hall

Present: Edward Browne, Phil Northern, Gareth Jones, Ray Searle, Lynne Ward-Booth, Fiona Hutchings

In attendance: Tracy Coston (Clerk) and Stewart Luck

Public: 4

1.	Apologies for Absence: Mike Young, Martin Foley	
2.	Councillors to declare pecuniary interests: None	
3.	<p>Public Participation (15 minutes): <u>UTT/25/2677/OP Land at Wimbish Hall Farm, Maple Lane :</u> Residents from Maple Lane attended the meeting and detailed their objections to the PC: - Policies H3 & H4 doesn't apply as not a settlement. - The proposed plans do not match the character of the other properties in Maple Lane. - The land is presently rented horse pasture and there is no better use of Grade 2 land. - The location is completely unsuitable. Maple Lane is totally unsuitable for walking to the bus stop or the school. - Maple Lane is identified as a rural protected lane. - There are three oak trees with TPO's and the root protection area would cause definite damage to the roots and a historic hedge will get damaged. - H4 policy – impact on neighbours near the boundary. Parking spaces are directly adjacent to properties. The first house extends beyond the paddock and would shade the garden.</p> <p><u>UTT/25/3094/FUL Land North West of Holly Tree Cottage, Howlett End</u> Residents from Howlett End attended the meeting and explain their objections to the proposed development. The land isn't suitable and not required for development in Howlett End. Holly Tree Cottage cannot object to planning in the field due to a clause in the sale.</p>	
4.	Minutes of the Parish Council meeting on 3rd December, 2025: The previously circulated minutes were approved and signed by the Chair.	
5.	<p>District Councillor and County Councillor Report: <u>District Councillor:</u> There is funding for Neighbourhood planning for £ 14,000 for large villages and small villages £ 7,000. <u>County Councillor:</u> Apologies sent</p>	

6.	<p>Matters arising</p> <p>a) Commonland discussions: A report about ponds in the Parish is being completed by Fiona Hutchings. No information has received from the grant funding for the beetle hotels.</p> <p>b) Cole End Lane Solar Farm discussion about Community Benefit: No information has been received and the Clerk will chase.</p> <p>c) Website/email addresses: Edward Browne will ask Judith Bonser for help to set up his PC email.</p> <p>d) Overgrown hedge at Debden Drive: The hedge has been cut on Carver Barracks. Clerk to arrange for the hedge along the B184 to be cut on Carver Barracks side from Brooklands to Abbots Manor.</p>	
7.	<p>Planning</p> <p>a) Applications:</p> <p><u>UTT/25/2677/OP Land at Wimbish Hall Farm, Maple Lane</u></p> <p>Outline application with all matters reserved except for access and layout for the erection of three detached dwellings with access and parking.</p> <p><u>PC Comments:</u></p> <p>The Parish Council voted to object to the application for the following reasons:</p> <p>The PC are very concerned about possible damage to 3 TPO mature Oak trees.</p> <p>The proposed development is harmful to rural character and landscape, contrary to Policies S7 and GEN2.</p> <p>The PC has asked Cllr Luck to call in the application if the planning officer is minded to approve the application.</p> <p><u>UTT/25/3094/FUL Land North West of Holly Tree Cottage, Howlett</u></p> <p><u>End</u></p> <p>Erection of 2 no. dwellings and vehicular access</p> <p>The PC objected to the planning application for one house on Land North of Holly Tree Cottage and the PC continues to object to this application.</p> <p>The objections have not changed from the following:</p> <p>Wimbish PC would like to object against the application of two dwellings and vehicular access.</p> <p>The non domestic site has a large amenity value as a woodland and the development 2 houses is not needed in the Parish but the woodland does have a value and it is an unacceptable loss of a valuable natural asset.</p> <p>The site includes a public footpath which must be protected and all biodiversity aspects to be adhered to on the site.</p> <p>Two dwellings would generate more vehicle movements on a very busy road in Wimbish.</p> <p>The Parish Council has read through the UDC refusal notice of UTT/25/0360/FUL and believes that none of the refusal reasons have been addressed.</p> <p>b) Decisions: None</p>	

8.	Roads, Highways and Footpaths: a) Speed Limit B184/Thaxted Road: Mike Young is chasing up with Martin Foley.	
9.	Accounts a) Approval of payments	
	Payments	
	Tracy Coston (January)	£ 293.42
	Outdoor Jack (1979/1902/2001)	£ 2,174.21
	British Gas Pavilion Electricity	£ 13.45
	Ray Searle (Bus shelter/grips)	£ 180.00
	Fasthosts (Website)	£ 250.80
	Uttlesford Citizens Advice	£ 250.00
	Uttlesford Foodbank	£ 200.00
	E P Browne Drainage and hedge cutting	£ 1,440.00
	Total	£ 3,391.88
	b) Budget and setting of the precept discussion (2026/27): The PC discussed the budget and agreed to set a precept of £ 23,500.00.	
10.	Pavilion and Recreation Ground Maintenance: a) Playground maintenance: The playground does not require any maintenance. b) Football goals: The football club will be asked to remove the goals that they are not using. c) Hedge down to the recreation ground: David Lowe will be asked to cut the hedge on the driveway to the recreation ground.	
11.	General Correspondence: a) Update on Village Hall: The future of the Village Hall and a consultation on the further plans for the village hall will be discussed in a public consultation in the next few months.	
12.	Area Report: None	
13.	Date of the next Parish Council Meeting: The date of the next Parish meeting is Wednesday 4 th February, 2026 at 7.30pm	

The meeting closed at 9.15 pm.

Signed

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Date

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