



**Minutes of the Ordinary Meeting of the Council
held at St Osyth Village Hall
on Tuesday 17th February 2026 at 7.30 pm**



PRESENT:

Chair: Cllr. Karen Sinclair, Vice-Chair: Cllr David Cooper
Cllr's Clive Atkins, Cllr. Quinn Atkins, Alma Blockley,
Harvey Cohen, Ray French, Judith Hall & Catherine Venables

Cllr. Alan Goggin, Essex County Councillor (arrived at 8.05 pm)

Gary Guiver, Tendring District Council (TDC) Director of Planning

APOLOGIES:

Cllr. Susan Ball (Holiday)
Cllr. Michele Thomas (Medical)

Cllr. Michael Talbot (Tendring District Council Meeting)
Cllr. John White (Tendring District Council Meeting)

MINUTES:

Neil Williams (Parish Clerk)

PUBLIC PRESENT: Three

OM-25-149 WELCOME TO NEW COUNCILLOR:

The Chairman welcomed Cllr. Quinn Atkins to his first meeting as a member of the Parish Council, members of which introduced themselves to Cllr. Atkins.

OM-25-150 MEMBERS DECLARATION OF INTEREST:

The Chair advised Councillors, that under Section 31 of the Localism Act 2011 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, they had a responsibility to declare any Pecuniary or Non-Pecuniary Interests in any matter to be discussed.

OM-25-151 PUBLIC PARTICIPATION: None

OM-25-152 TENDRING DISTRICT LOCAL PLAN REVIEW 2025-2042 & BEYOND - PREFERRED OPTIONS CONSULTATION DOCUMENT

Having been welcomed and introduced by the Chair, Gary Guiver, TDC Director of Planning, addressed the Council on the following:

- a. That a six-week public consultation had begun in respect of the District Council's Local Plan Review 2025 - 2042 & Beyond Preferred Options Consultation Document. The consultation which closes on 23rd March 2026, would allow residents throughout the district to give their view on the Plan, which would set out policies for housing and economic growth. Gary Guiver added that given the impending Local Government Reorganisation (LGR) meant that there was an added urgency to the consultation. Subject to the responses received, the District Council would then make any suggested and/or necessary changes to the Plan which would then be subject to a further consultation ahead of submission to the Planning Inspectorate by the end of 2026.

- i. Gary Guiver stated that the District Council was working towards government targets and therefore had no say in terms of the number of houses to be delivered between 2026 and 2042, which would rise from 550 to 1,063 properties per year.
- ii. Gary Guiver added that the District Council, which was legally required to review its plan every five years, had to take into account changes instructed by the government, the latest of which as of 21st January 2026, would see the District Council having to deliver 18,071 properties between now and 2042.
- iii. Gary Guiver reported that the District Council had objected to the government's proposals, stating that the district did not have the infrastructure to support the increase in housing, which did not reflect the current housing market. He continued that the figures provided by the government were artificial and negated the four options proposed in the District Council's consultation of 2025 to deliver the additional 7,400 properties.
- iv. Gary Guiver stated that the District Council could not keep permitting developments in Clacton. He subsequently reminded those present of the four previous options:
 - a) Option A – Focused on the delivery of housing along the existing transport networks, including the railway and A120, incorporating:
 - i) Small housing developments of up to 30 properties, in areas such as Tendring, Little Bentley and Kirby-le-Soken.
 - ii) Medium housing developments of 30 - 100 properties, in areas such as St Osyth, Thorrington and Great Bromley.
 - iii) Large housing developments of 100 - 300 properties in areas such as Brightlingsea, Lawford and Manningtree.
 - iv) Strategic/ mixed use development of 800 - 2,000 properties in Harwich.
 - b) Option B – Focused on the delivery of a triangle of garden villages at Hare Green, Horsley Cross and Weeley, in addition to:
 - i) Small housing developments of up to 30 properties, in areas such as Tendring, Little Bentley and Kirby-le-Soken.
 - ii) Medium housing developments of 30 - 100 properties, in areas such as St Osyth, Thorrington and Great Bromley.
 - iii) Large housing developments of 100 - 300 properties in areas such as Brightlingsea, Lawford and Manningtree.
 - iv) Strategic/ mixed use development of 300 - 800 properties in Frinton on Sea.
 - v) Strategic/ mixed use development of 800 - 2,000 properties in Harwich.
 - c) Option C – Focused on the delivery of garden villages along the A133/ B1033, at Hare Green, Thorpe-le-Soken and Weeley, in addition to:
 - i) Small housing developments of up to 30 properties, in areas such as Tendring, Little Bentley and Kirby-le-Soken.

- ii) Medium housing developments of 30 - 100 properties, in areas such as St Osyth, Thorrington and Great Bromley.
 - iii) Large housing developments of 100 - 300 properties in areas such as Brightlingsea, Lawford and Manningtree.
 - iv) Strategic/ mixed use development of 800 - 2,000 properties in Harwich.
 - d) Option D – Focused on the delivery of four garden villages at Hare Green, Horsley Cross, Thorpe-le-Soken and Weeley, in addition to:
 - i) Small housing developments of up to 30 properties, in areas such as Tendring, Little Bentley and Kirby-le-Soken.
 - ii) Medium housing developments of 30 - 100 properties, in areas such as St Osyth, Thorrington and Great Bromley.
 - iii) Strategic/ mixed use development of 800 - 2,000 properties in Harwich.
- v. Gary Guiver stated that the District Council was now recommending that options 3 (c) and 4 (d) be removed and that a combination of options 1 (a) and 2 (b) would be best suited to support infrastructure constraints.
- vi. Gary Guiver informed the Council that having received submissions for sites to be included in the revised Plan, it was apparent that there was a correlation between the submissions and the Council's proposed strategy. He added that the new Plan would protect the district by controlling the pattern and quality of development.
- b. That in seeking to help support the restoration of St Osyth Priory, the District Council was of the opinion that any future Enabling Development should be geographically linked with the area, in this case St Osyth.
 - i. Proposed Policy PPL12b, in respect of St Osyth Priory stated:
 - a) The Council supports the work of the St. Osyth and Priory and Parish Trust and the owners of St. Osyth Priory to bring about the restoration, re-use and improved public access to St. Osyth Priory and its wider estate in line with the Business Strategy that was agreed with the Council in 2019 and updated in 2023.
 - b) The Council will work positively and constructively with the Trust, the owners and partners including Historic England to seek opportunities to secure funding towards continued restoration.
 - c) The Council will consider, on their merits, future proposals for 'enabling development' as a means of funding the continued restoration of the Priory and reducing the 'conservation deficit' in line with relevant national planning policy and having regard to Historic England guidance and the principles established through the previous s106 legal agreements relating to enabling development for the Priory and the associated Business Strategy.

- d) For any residential enabling development proposals, the Council will expect the development to have a reasonable geographical relationship and connection to St. Osyth, the Priory and the community to which it most relates. However, for any proposal, the Council will assess whether the benefits of the enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of the heritage assets, outweigh the disbenefits of departing from those policies.
- c. That despite the creation of a temporary car park, which could accommodate 17 vehicles at most, the District Council was aware of the need for off-road parking within St Osyth, especially since the closure of The Bury and the withdrawal of permission to park on Warren Lane.
- i. Proposed Policy PPL16, in respect of the need for a car park stated:
 - a) The Council will support the delivery of a new public car park close to St Osyth village centre to improve access to local shops, services, and community facilities.
 - b) To assist in funding the provision of the car park, the Council will accept a moderate amount of new housing on land adjacent to the settlement development boundary and, in exceptional circumstances, within the Coastal Protection Belt, provided that:
 - i) The development is directly linked to the delivery of the car park through a legally binding mechanism (such as a Section 106 agreement);
 - ii) The scale and design of the housing is appropriate to the character of St Osyth and its setting; and
 - iii) The proposal satisfies all other relevant policies in this Local Plan, including those relating to design, heritage, landscape and infrastructure; and
 - iv) Where development is proposed within the Coast Protection Belt, the Council is satisfied that the public benefits of delivering the car park and associated improvements clearly outweigh any harm to the landscape, character or function of the Coastal Protection Belt.
 - c) The Council will assess proposals on their merits, ensuring that the enabling development is proportionate and that the public benefits of delivering the car park outweigh any potential harm arising from development outside the settlement boundary or within the Coastal Protection Belt.
- d. That in order to meet the governments figures, and in keeping with the proposed Plan, St Osyth would have to accommodate between 30 and 100 new properties. The proposed inclusion of land to the south of Clacton Road, would potentially deliver up to 100 properties.

- i. Proposed New Strategic Policy SAH9, in respect of the development of land to the south of Clacton Road stated:

Land south of Clacton Road, as shown on Map SAH9, is allocated for residential development. The site shall deliver:

- a) Up to 100 new dwellings of mixed size and type, including affordable housing in accordance with the Council's requirements as set out in policy LP5.
- b) Provision of public open space in accordance with Policy HP5, designed to serve both new residents and the wider community.

Development Requirements

Proposals must demonstrate compliance with the following criteria:

Access and Movement

- c) The site must provide safe and suitable access that meets required highway design standards. The location of vehicle access must be agreed with the Highway Authority, with clear evidence that the proposal will not adversely affect highway capacity or safety;
- d) The development must incorporate safe pedestrian access to ensure connectivity within the site and to existing footways and where possible, any nearby Public Rights of Way. Where feasible, the scheme should include green infrastructure links, recreational access to the countryside, and active travel connections to the wider settlement of St Osyth.

Landscape and Visual Impact

- e) The development must be compatible with the character and scale of surrounding properties. The design must give specific consideration to the site's topography, ensuring that layout and form respond appropriately to natural land features;
- f) The layout and design must retain and enhance existing site features of ecological or amenity value. Where such features are present, the applicant must follow a hierarchy of avoidance, mitigation, and compensation for any adverse impacts;
- g) Screening measures, such as locally appropriate tree belts and/or hedgerows, must be provided along site boundaries and elsewhere within the site (where required) to ensure the development is sensitively integrated into the surrounding landscape;

Biodiversity, Ecology and Flood Risk Mitigation

- h) A 20% biodiversity net gain including the improvement of existing hedgerow conditions. Development proposals must be designed to enable and support the priority habitat measures identified in the Strategic Opportunities of the Essex Local Nature Recovery Strategy (LNRS);
- i) The applicant must demonstrate adequate wastewater capacity, including any necessary phasing or alternative solutions, to the satisfaction of both the Council and Anglian Water;
- j) Surface water must be attenuated and discharged to an on-site receiving waterbody, not to the combined sewer network, unless it can be robustly demonstrated that no alternative option exist;
- k) Development must not result in any increase in flood risk either on-site or to adjacent land. Surface water drainage strategies should be designed to ensure that runoff rates and volumes are controlled to pre-development levels or better, with consideration given to sustainable drainage systems (SuDS) where feasible;
- l) In addition to prioritising SuDS and water efficiency measures, the development must include a range of actions to reduce pressure on the Water Recycling Centre, such as:
 - i) Removal of unnecessary network flows;
 - ii) Targeted education initiatives for new residents; and
 - iii) Measures to reduce demand for potable water.
- m) Prior to planning approval, wintering bird surveys must be carried out at the appropriate time of year to identify any offsite functional habitat. If significant numbers of SPA birds are found, the development must first seek to avoid impacts. Where avoidance is not possible, the scheme must be phased to deliver habitat creation and management, either on-site or off-site, to mitigate any significant effects. Such habitat must be fully functional before any development that could affect SPA birds is permitted to proceed.

Infrastructure Contributions

- n) The development must deliver any site-specific infrastructure requirements identified in the Infrastructure Delivery Plan, which may include education provision, highway improvements, water and wastewater infrastructure, and community or open space facilities.
- e. Having provided the Council with an overview on the proposed policies likely to impact St Osyth, Gary Guiver gave a general update in respect of the parish, which would include the reintroduction of the Settlement Development Boundary (SDB) at Point Clear.

- f. Gary Guiver subsequently invited questions from Councillors, during which time the following was noted:
- i. The Chair enquired as to why the government was pushing housing development when there was no demand, especially in the numbers suggested by the government.
 - a) Gary Guiver responded that the government viewed the planning system as part of the problem, in that the allocation of land provided the market with sites, however, the developers needed an incentive to build, especially when the market dictated the pace of delivery. He continued that it was very much a chicken and egg scenario, in that the economy needed to be stronger in order to encourage developers to proceed with the delivery of housing, whereas the delivery of housing boosted the economy.
 - b) Gary Guiver stated that the delivery of 18,071 houses represented a 24% increase in housing stock. He continued that there were a number of factors which dictated the need for housing which included births and deaths, changes in family sizes and migration.
 - i) In respect to Tendring, Gary Guiver stated that the district attracted a lot of people of retirement age from London.
 - ii) The Chair stated that the district was not known for employment opportunities.
 - iii) Gary Guiver stated that the delivery of housing did create employment.
 - ii. Cllr. Cooper enquired as to whether the other authorities likely to be grouped with Tendring as part of LGR, namely Colchester City Council (CCC), Braintree District Council (BDC) and possibly Uttlesford District Council (UDC), were having to undergo a similar process with regard to the review of their respective Plans.
 - a) Gary Guiver stated that BDC was in the process of conducting a consultation, whilst CCC had recently completed its consultation process. He added that whilst all three authorities were working to the same time frame, they were doing so independently with the aim of having their respective Plans in place before any changes brought round by way of LGR.
 - iii. In the absence of Cllr. Thomas, the Clerk enquired as to what the District Council was doing regarding Council Tax on residential lodges, being advertised throughout the district as being available for year-round occupancy and for the multitude of 'holiday' parks where people lived throughout the year. The Clerk then enquired as to whether the District Council was looking to include the ever-increasing number of full residence lodges in its figures for housing stock in the figures required by the government.

- a) With regard to the question about Council Tax, Gary Guiver stated that the District Council was actively investigating breaches of occupancy, which if proven meant that the resident could register for the payment of Council Tax, however, this was achieved using different legislation.
 - b) In response to the question of including park homes within the numbers of housing stock, Gary Guiver stated that the District Council could possibly include such properties within the housing stock, however, this would need to be formalised and would be subject to the same time constraint as the new Plan.
- iv. Cllr. French enquired as to how long it would take for developers to deliver the garden villages as part of the government's plan to deliver 1.5 million homes during the current parliament.
- a) Gary Guiver stated that the reality was that it could take 10 year just in planning the delivery. The developments at Hare Green and Horsley Cross could take 6 - 10 years before building commenced.
- v. Cllr. Quinn Atkins enquired as to whether the mandatory government targets had any stipulations as to affordable housing, i.e. was it calculated at local or national level, being that there may be a demand for smaller houses of flat, and were the latter included within the housing stock.
- a) Gary Guiver stated that flats would be included within the numbers and that whilst TDC would decide the types of properties required, it would generally be a mix of 2, 3, and 5 bedroom properties sufficient to meet demand and deliver the 10% in social housing expected by the government, albeit that that TDC looked to achieve 30% in terms of social housing.
 - b) Gary Guiver informed the Council that the government formula was based on existing housing increased by 0.08%. The problem however was when combined with the affordability matrix, affordability issues and proximity to London were taken into account there was a further percentage increase, which meant that the more houses which were built, the more were expected to be delivered. He added that the formula was designed to help the government achieve its intent to deliver 1.5m homes.
- vi. Cllr. Quinn Atkins enquired as to whether following LGR the new Unitary Authority would have any obligations to adopt and implement the Plan, were it to be approved in 2027, or could disregard the Plan in favour of its own.
- a) Gary Guiver stated that in theory it would be able to continue using the approved Plan, and for that matter those of CCC and BDC but that the new authority itself would have to review its own Plan after 5 years, at which time it could decide to merge all 3 or create its own. This he added would be subject to government policy.

- vii. Given the planning history of the land at Warren Farm Lane and the previous refusal of planning permission by TDC and the subsequent dismissal of an appeal by the Planning Inspectorate, the Clerk enquired as to whether the inclusion of the need for a car park within the new Plan meant that TDC would support an application for the same area were it to be submitted.
- a) Gary Guiver stated that proposed policy set out the criteria and that if any subsequent application met the criteria, then the District Council would, in principle, support such an application.

The Chair thanked Gary Guiver for his informative presentation. Gary Guiver departed the meeting at 8.35 pm.

OM-25-153 PLANNING APPLICATIONS:

	APPLICATION & ADDRESS	PROPOSAL
a.	25/01849/FUL Mr K Butcher Woodlands Farm Rectory Road St Osyth	Planning Application - Demolition of existing two storey dwelling to replace with two storey self-build dwelling. No objections.
b.	25/01896/FUL Mr B Woods (WS Planning & Architecture) Reigate Pitch 1 at 20 Greenland Grove Point Clear Road Point Clear	Planning Application - Change of use to a Gypsy & Traveller site comprising a single pitch (1no. mobile home and 1no. dayroom). St Osyth Parish Council objects to this retrospective planning application on the grounds that it conflicts with policies within the current Tendring District Local Plan 2013-2033 & Beyond, Section 2, adopted on 25 th January 2022, in particular policies LP 8 (Backland Development) & LP 9 (Gypsy & Traveller Sites). Conflict with Policy LP 8 - Backland Development 1. Policy LP 8 of the Local Plan sets out clear criteria in relation to backland development. The application site constitutes backland development, as it is positioned to the rear of existing properties and accessed via narrow single vehicular track. 2. The Council consider that the development is out of keeping with the adjacent properties to its south, along Point Clear Road, and is not in keeping with the character of the area. 3. Whilst it is acknowledged that some of the land in the vicinity of this application has historically been used for farming purposes, the use of the site for residential occupation, represents an intensive use of land not designed for such purposes.

4. The intensified use associated with permanent residential occupation raises concerns in respect of vehicular and pedestrian safety.

Conflict with Policy LP 9 – Gypsy and Traveller Sites

1. The application is contrary to Policy LP 9 of the Local Plan, which states:

The projected future need for five gypsy and traveller pitches in Tendring up to 2033 as identified in the Gypsy and Traveller Accommodation Assessment (GTAA) can be met in full through sites that have already obtained planning permission and therefore this Local Plan does not allocate any specific sites for this purpose. It is proposed that further longer-term provision will be met as part of the Colchester Tendring Borders Garden Community. There is no current or future need for any plots for travelling showpeople in Tendring and therefore no land is allocated for this purpose.

2. Policy LP 9 requires that sites be compatible with neighbouring land uses and not have an unacceptable impact on residential amenity. The retrospective nature of the application does not overcome the demonstrable harm arising from the site's siting and relationship with neighbouring properties.
3. Granting permission may create pressure for intensification or further similar development, cumulatively undermining the character of the area, in conflict with Policy LP 9.
4. Furthermore, Policy LP 9 meets the requirement of the Gypsy and Traveller Accommodation Assessment (GTAA). Whilst the GTAA may identify an overall need for pitches, it does not automatically justify development in unsuitable or policy-conflicting locations, nor does it override the requirement to comply with development management policies, including LP 8 and LP 9, especially given that the District Council can meet the need by way of sites that have already been granted planning permission.

		<p>Finally, the fact that the development has already taken place should not weigh in favour of granting permission.</p>
<p>c.</p>	<p>26/00060/FUL Mr B Woods (WS Planning & Architecture) Reigate Pitch 2 at 20 Greenland Grove Point Clear Road Point Clear</p>	<p>Planning Application - Change of use to a Gypsy & Traveller site comprising a single pitch (1no. mobile home and 1no. dayroom).</p> <p>St Osyth Parish Council objects to this retrospective planning application on the grounds that it conflicts with policies within the current Tendring District Local Plan 2013-2033 & Beyond, Section 2, adopted on 25th January 2022, in particular policies LP 8 (Backland Development) and LP 9 (Gypsy & Traveller Sites).</p> <p>Conflict with Policy LP 8 – Backland Development</p> <ol style="list-style-type: none"> 1. Policy LP 8 of the Local Plan sets out clear criteria in relation to backland development. The application site constitutes backland development, as it is positioned to the rear of existing properties and accessed via narrow single vehicular track. 2. The Council consider that the development is out of keeping with the adjacent properties to its south, along Point Clear Road, and is not in keeping with the character of the area. 3. Whilst it is acknowledged that some of the land in the vicinity of this application has historically been used for farming purposes, the use of the site for residential occupation, represents an intensive use of land not designed for such purposes. 4. The proximity of the pitch and dayroom to neighbouring gardens and dwellings gives rise to concerns regarding overlooking, noise, general disturbance, and loss of privacy. 5. The intensified use associated with permanent residential occupation raises concerns in respect of vehicular and pedestrian safety. <p>Conflict with Policy LP 9 – Gypsy and Traveller Sites</p> <ol style="list-style-type: none"> 1. The application is contrary to Policy LP 9 of the Local Plan, which states:

The projected future need for five gypsy and traveller pitches in Tendring up to 2033 as identified in the Gypsy and Traveller Accommodation Assessment (GTAA) can be met in full through sites that have already obtained planning permission and therefore this Local Plan does not allocate any specific sites for this purpose.

It is proposed that further longer-term provision will be met as part of the Colchester Tendring Borders Garden Community. There is no current or future need for any plots for travelling showpeople in Tendring and therefore no land is allocated for this purpose.

2. Policy LP 9 requires that sites be compatible with neighbouring land uses and not have an unacceptable impact on residential amenity. The retrospective nature of the application does not overcome the demonstrable harm arising from the site's siting and relationship with neighbouring properties.
3. Granting permission may create pressure for intensification or further similar development, cumulatively undermining the character of the area, in conflict with Policy LP 9.
4. Furthermore, Policy LP 9 meets the requirement of the Gypsy and Traveller Accommodation Assessment (GTAA). Whilst the GTAA may identify an overall need for pitches, it does not automatically justify development in unsuitable or policy-conflicting locations, nor does it override the requirement to comply with development management policies, including LP 8 and LP 9, especially given that the District Council can meet the need by way of sites that have already been granted planning permission.
5. The Council consider the plan (J005490-dd-07 refers) in respect of the dayroom to be inadequate insofar as it does not provide any information in respect of the interior of the building, the elevations of which suggest a future conversion to a residential dwelling.

		Finally, the fact that the development has already taken place should not weigh in favour of granting permission.
d.	26/00017/FULHH Mr L Gresham 47 D'arcy Road St Osyth	Householder Planning Application - First floor side extension over existing single storey side extension. No objections.
e.	26/00069/FUL Mr K Butcher Woodlands Farm Rectory Road St Osyth	Planning Application - Proposed erection of a barn for storage and to incorporate two 2-bedroom holiday lets following approved application 25/01001/FULHH. No objections.
f.	26/00099/VOC Miss Pitman Land to the rear of 172 Point Clear Road Point Clear	Application under Section 73 of the Town and Country Planning Act for Variation of Conditions 2 (Approved Plans) and Condition 7 (Vehicle Passing Bay Area) of application 22/00315/FUL to enable amendment to passing bay. Given that objections have been raised by a resident living opposite the development as to the relocation of the proposed passing bay, and the fact that no such bay currently exists, the Council refers this application back to the Local Planning Authority.
g.	26/00100/FULHH Mr M Weiss 54 Western Promenade Point Clear Bay	Householder Planning Application - Detached garage. No objections.
h.	26/00104/FUL Mr & Mrs Stock Bushwood Rectory Road St Osyth	Planning Application - Conversion of existing redundant building to form 1x self-build / custom build dwelling. No objections.
i.	26/00145/FULHH Mr J Tidy 21 St Clairs Road St Osyth	Householder Planning Application - Single storey rear extension. No objections.
j.	25/01775/HAB Essex County Council Martins Farm Quarry Colchester Road, St Osyth	Creation of Habitat Bank. Noted – no objections. <i>For information only – no comment required.</i>

OM-25-154 PLANNING CORRESPONDENCE:

The following correspondence was noted:

- a. Tendring District Council (TDC) weekly Notifications of Decisions (Determinations) for the period of 9th January 2026 to 6th February 2026.
- b. TDC (Delegated Officer's) Report of 21st January 2026 in respect of planning application 25/01550/ADV, application for Advertisement Consent on Mill Street (opposite West Field Lane).

- i. Given the objections submitted on behalf of the Parish Council, several Councillors expressed their dissatisfaction that permission had been granted.
- c. Planning Inspectorate Decision of 21st January 2026 with regard to the dismissal of Appeal APP/P1560/W/25/3369466 (TDC 24/01562/VOC), St Osyth Priory, The Bury, St Osyth.
- d. Planning Inspectorate Decision of 21st January 2026 with regard the dismissal of Appeal APP/P1560/W/25/3373571 (TDC 24/01621/FUL), Marketing Suite, West Field Lane, St Osyth.
- e. Planning Inspectorate Decision of 30th January 2026 with regard the dismissal of Appeal 6001178 (TDC 25/00387/OUT), Land rear of 142 Point Clear Road, Point Clear.
- f. TDC letter of 2nd February 2026 in respect of Breach of Planning Control – Alleged Breach of Condition 9 (Landscaping): Goodlife Inn, Beach Road, St Osyth (26/00016/BOC refers).
- g. Letter of 7th February 2026 from a resident of Point Clear objecting to planning application 26/00099/VOC, Land at rear of 172 Point Clear Road.

OM-25-155 APPROVAL OF MINUTES:

RESOLVED: That having been previously circulated, the Minutes of the Ordinary Meeting of 15th January 2026 be verified for accuracy by the Council and signed by the Chair, as a true and accurate record. The motion was proposed by Cllr. French and seconded by Cllr. Cohen. All agreed.

OM-25-156 SUMMARY OF ACTION:

- a. OM-25-137 a i. The Clerk informed the Council that the locations of areas where speed checks should be conducted had been discussed with Essex Police.
- b. OM-25-137 c i. The Clerk informed the Council that he would report on the possible installation of an InPost Locker later in the meeting.
- c. OM-25-138 a i. The Clerk reported on the Lamp Light of Peace, due to be lit on Remembrance Sunday. The Clerk provided an overview of the project and suggested that the Council discuss its potential involvement nearer the time.
- d. OM-25-138 a i. The Clerk reported that District Councillors Talbot and White had been invited to attend the launch of The Bread & Roses Barge bakery.
- e. OM-25-147 a i c). The Clerk informed the Council that he discussed the subject of potholes with Cllr. Goggin, and that the issue was not that of previous full repairs failing but rather new potholes forming adjacent to previous repairs on in entirely new locations.
- f. OM-25-148 b i. The Clerk informed the Council that he had forwarded contact details for St Osyth Priory, with regard to the repair of the wall along Mill Street, to Cllr. Ball.

- g. OM-25-148 c i. The Clerk informed the Council that the repainting of the yellow lines in the centre of the village was pending, however, the constant rain was the cause of the delay.

OM-25-157 CORRESPONDENCE:

The following correspondence was noted:

- a. Correspondence from Essex Highways in respect of the Essex County Council (Various Roads, Great Bentley, and St Osyth) (Combined Speed Limits) Order 202*
- b. Correspondence from the Point Clear Community Association (PCCA) expressing gratitude for funding by way of the Annual Parish Grant.
- c. Correspondence from the Essex & Herts Air Ambulance Trust (E&HAAT) expressing gratitude for funding by way of the Annual Parish Grant.
- d. Correspondence from the Point Clear & St Osyth People's expressing gratitude for funding by way of the Annual Parish Grant.
- e. Correspondence from the Dumont Art & Craft Group expressing gratitude for funding by way of the Annual Parish Grant.
- f. Correspondence from the Priory Art Group expressing gratitude for funding by way of the Annual Parish Grant.
- g. Correspondence from the Dumont Short Mat Bowls Club requesting permission to site a banner on the railings at Cowley Park.
 - i. Following a discussion as to the stance of the Council in respect of banners, advertising signs and posters being displayed throughout the village, it was agreed that the Clerk should contact the Bowls Club and recommend that they consider submitting an advert in St Osyth Life.
- h. Correspondence from Baroness Taylor of Stevenage, Parliamentary Under-Secretary of State for Housing & Local Government to Sir Bernard Jenkins, Member of Parliament for Harwich and North Essex, concerning the lack of infrastructure associated with housing developments, raised by the Tendring District Association of Local Councils (TDALC).

OM-25-158 FINANCE:

- a. Approval of payments January 2026, as per the circulated lists were agreed by the Council.
- b. The following balances were noted and agreed:
 - i. Current a/c: £69,214.36
 - ii. Deposit: £151,082.56

OM-25-159 REPORTS FROM COMMITTEES:

a. Cemetery Committee:

- i. The Chair informed the Council that the draft Minutes of the meeting held on Monday 16th February 2026 would be received at the Ordinary meeting scheduled for 19th March 2026.

OM-25-160 REPORTS FROM WORKING GROUPS:

a. Public Realm Working Party:

- i. The Chair informed the Council that the notes of the meeting held on Monday 16th February 2026 would be received at the Ordinary meeting scheduled for 19th March 2026.

b. Highways Working Party: Nothing to report.

c. Martin's Farm Country Park:

- i. The Clerk informed the Council that the gate monitor would be away between 14th February and 1st March 2026, therefore it was likely there would be days on which the gate to the car park remained locked, however, hair informed the Council that the notes of the meeting held on Monday 16th February 2026 would be received at the Ordinary meeting scheduled for 19th March 2026.

OM-25-161 REPORTS FROM REPRESENTATIVES:

a. Essex County Council: Having arrived at 8.05 pm, Cllr. Goggin gave the following report:

- i. That the County Council's budget had been agreed at the Full Council meeting on 12th February 2026. The increase to rate payers would be 3.95%, consisting of a general increase of 1.95% and an increase of 2.0% in respect of adult social care. This, Cllr. Goggin stated, would represent an increase of £63.00 for a typical Band D property.
- ii. Cllr. Goggin stated that the County Council budget for 2026/2027 was £2bn, however, the increase to the Council Tax was below the maximum increase of 4.99%.
- iii. That Local Government Reorganisation would go ahead in whichever format the Government opted to approve, i.e. three, four or five authority model. This would not be without its teething problems, given the merging of District, City and County Councils.
- iv. That a number of authorities countrywide were likely to receive a Section 114 (S114) notices as it was unlikely they would be able to balance their respective budgets, signalling financial problems.
- v. That he had reported a number of potholes along the B1027 in the vicinity of the Wellwick development. Cllr. Goggin continued that the only realistic solution was the complete resurfacing of the road, however, given the pending development over the next few years this was not practicable.

- vi. That there was some confusion in respect of libraries charging to reserve books, as part of a service which accessed a nationwide book service, which had seen some 92,000 books requested but not collected.
 - vii. That there was likely to be a further delay to the lowering of the speed limit in the vicinity of Westwood Park, due to there having been 3 objections to the lowering of the speed limit.
 - viii. That the County Council elections would definitely be held in May 2026.
- b. **Community Matters & Well-being:** No report given.
- c. **Essex Police:** Having been previously circulated, Cllr. Cooper briefed the Council on reported crime during December 2025 in St Osyth and Point Clear, by offence and location, and where practicable the status of the investigation.
- i. Cllr. Cooper provided a comparison of crimes reported during December of 2024 and 2025, during which the following was noted:
 - a) December 2024: 21 reported crimes, of which 8 (38%) were classed as violent or sexual.
 - b) December 2025: 32 reported crimes, of which 20 (62%) were classed as violent or sexual.

An increase of 11 reported crimes or 52%, and an increase of 12 violent or sexual offences, which equated to 150%.
- d. **Footpaths:**
- i. Cllr. Atkins reported that as a result of a complaint from a landowner, that a directional sign had been moved, both he and Cllr. Hall had, on separate occasions, walked Footpath 13, following concerns that members of the public were walking on private land, due to the footpath being inaccessible.
 - a) Cllr. Atkins reported that there was no evidence to support any suggestion that the directional sign had been moved.
 - b) The Clerk informed the Council that a contractor had been instructed to cut the vegetation which was preventing use of the footpath, before the complaint had been received. The Clerk continued that the vegetation along the footpath would be cut as soon as weather conditions permitted.
 - ii. Cllr. Atkins stated that he was still awaiting way markers from the Public Rights of Way (PRoW) Lead Officer, in addition to confirmation of dates for a first aid course for volunteers.

- e. **Tree Warden:** Cllr. Atkins reported that together with Cllr. Hall and the Deputy Clerk, he had, on 16th February 2026, inspected the trees at the Aboretum. He continued that there were two trees which would need to be replaced but that in general the trees were doing well.
- f. **Tendring District Association of Local Councils (TDALC):** Having been unable to attend the meeting of 28th January 2026 on medical grounds, Cllr. Sinclair narrated the report provided by Cllr. Talbot.
 - i. We had a good introduction from a Janet Wiley who is the Community Speedwatch Co-ordinator on the Speed Watch Programme. She gave an overview of the work they undertake and stated that the minimum number of volunteers needed to start a group was three persons.
 - ii. Gary Guiver Tendring District Council's Director of Planning gave a brilliant presentation on the new Draft Local Plan and the anticipated Local Consultations due to take place from 9th February to 23rd March. The plan had to accept Government instructions to increase the planned annual number of new properties from the 550 per year to 1063 per year, with no argument as the number has been imposed by Government.
 - iii. In the questions section of our meeting, he was subjected to questions about the number of builders vehicles which will be travelling through small villages to get to new developments during the construction and how this will impact on the quality of life for residents.
 - iv. The Chairman, Frank Belgrove, gave an update of the work of the Local Highways Panel which, due to the lack of funding, was likely to fold.
- g. **District Councillor's Report:** No report given.
- h. **Website:** The Clerk reported that he would be liaising with Naglotech to address some issues which he was having in respect of the website, and that following a discussion with the Chair, it had been suggested that Cllr. Quinn Atkins take on the administration of the website, assisted by the Clerk.

OM-25-162 REPORTS FROM NOMINATED REPRESENTATIVES & TRUSTEES:

- a. **St Osyth Almshouse Charity:** Cllr. Sinclair gave the following report on the meeting held earlier that day (17th February 2026).
 - i. We were extremely fortunate to receive a bequest from a local resident. We decided to use this to purchase four garden benches for the benefit of the residents.
 - ii. We also set the budget for the coming year of 2026/2027. It was agreed that the weekly maintenance charge would increase by the rate that housing benefit has increased. This will see an increase of 4% but has no material effect on a resident if they are claiming housing benefit.

- iii. Repairs continue on the properties in Clacton Road but they are an ongoing project because of the age of the buildings. We are fortunate that an extremely generous bequest has enabled us to conduct this work as soon as it is identified.
 - iv. We also discussed the request from Eastlight Housing to change the status of the properties in Clinton Close so that Eastlight can raise loans against them. This, if agreed could see the flats and bungalows become 'Right to Buy' and within a generation cease to be social housing and available for the residents of St Osyth. The Almshouse Charity holds nomination rights for these properties. We have made clear our strong objections on this matter and Eastlight cannot move forward with this proposal without our consent.
- b. **St Osyth Playing Field Charity:** Nothing to report.
- c. **Village Hall Management Committee:** In the absence of Cllr. Thomas the Clerk gave the following report:
- i. That he had, on 22nd January 2026, met with the Chair of the Village Hall Management Committee (VHMC) and a representative of InPost, to discuss the possible installation of an Inpost Locker on the grounds of the hall.
 - a) The Clerk reported that during the meeting, he had relayed the concerns of the Council that the locker should not be sited at the front of the hall. He continued that this option had been dismissed due to the impact it would have on vehicles exiting the hall.
 - i) The Clerk added that the suggestion that the locker be placed against the rear wall of the hall was also discounted due to the presence of an external gas pipe.
 - b) The Clerk reported that having walked the perimeter of the building, the preferred option was the area in front of the annex kitchen window, which for all intents and purposes was unusable, due to its size and shape.
 - i) The Clerk informed the Council that whilst the installation of the locker would block two thirds of the window, which could still be opened, it would not impact on the flow of traffic around the hall, added to which there was a parking space directly opposite, which could be marked as 'reserved' for InPost delivery and collection vehicles.
 - c) A discussion ensued during which the consensus was that despite the loss of light to the annex kitchen, the suggested site for the installation of the locker was the most practical.
 - i) The Chair enquired as to whether the Parish Council, as landowner, would benefit from the installation of the locker.
 - ii) The Clerk stated that this had not been discussed.

- iii) The Chair suggested that the VHMC could perhaps defer any increase to the rent paid by the Parish Council for the office or dismiss/ reduce the fee for the hire of the annex. The Chair requested that the Clerk liaise with the Chair of the VHMC and that subject to an agreement with regard to the rent/ hire fee, the Council endorse the recommendation that an InPost Locker be installed in the area in front of the annex kitchen window.
 - iv) **RESOLVED:** That subject to an agreement with regard to the rent/ hire fee, the Council endorse the recommendation that an InPost Locker be installed in the area in front of the annex kitchen window. The motion was proposed by Cllr. Venables and seconded by Cllr. Blockley. All agreed.
- ii. That the Quarterly Meeting of the VHMC had taken place on 11th February 2026, during which time the following was noted:
- a) That there had been more apologies for non-attendance than actual attendees.
 - b) That with the introduction of glass recycling from individual households, the option of a contract to retain the glass recycling banks at the hall was being considered.
 - c) The Parish Council representative was now classed as an 'observer' as representative was deemed to be a Trustee, following the change of status to Charitable Incorporated Organisation (CIO).
 - d) Group numbers had reduced, therefore, a leaflet was being distributed throughout the village.
 - e) That the New Year's Eve function had raised £1,135.00.
 - f) That a new Safeguarding Policy was now in place.
 - g) That the problem of the car park flooding during heavy rain had been resolved and that the guttering down pipes need to be cleaned out.
 - h) That income between September 2025 and January 2026, including the rent of the office by the Parish Council, was approximately £22,000.00.
 - i) That the main hall would be closed in April 2026 to allow for works to the roof and ceiling. This would be funded by way of grants of £20,000.00 and £7,500.00 from the National Lottery and Essex Community Fund (ECF) respectively.
 - j) That with the exception of the insurance, following a claim in 2025, the renewal of utility fees compared favourably to the previous year.

- k) That the current balance was £74,368.00, however, this included the grants towards the roof/ ceiling, which was estimated to be in the region of £40,000.00.
 - l) That Mr Kenneth Guilder, St Osyth & Point Clear Rotary Club, would be available 24/7 to ensure that access to the foyer was possible in the event of the defibrillator, being provided by the Rotary Club, was required.
 - m) That the village would soon have a dedicated, fully equipped First Responder, following funding from the Rotary Club.
 - n) That 6 fundraising quizzes had been booked for 2026 into early 2027.
 - o) That the next meeting was scheduled for 30th April 2026.
- d. **Point Clear Community Association:** No report given.

OM-25-163 PREPARATION OF THE ANNUAL PARISH REPORT:

The Clerk informed the Council that contributions for the Annual Parish Report were required by 6th March 2026, and that he would forward the Annual Report for 2024/2025 as a guide.

OM-25-164 ANNUAL PARISH MEETING:

The Chair reminded the Council that the Annual Parish Meeting was scheduled for Wednesday 8th April 2026 at 7 pm.

OM-25-165 FURTHER MATTERS:

- a. Cllr. Cohen enquired as to whether there had been any progress with regard to the possible installation of a gate along the path leading to the allotments.
 - i. The Clerk reported that the landowners had been approached but had yet to decide.
- b. Cllr. Cohen enquired as to the possibility of a bin at the bus stop near the allotments.
 - i. The Clerk stated that whilst the Parish Council could fund the provision of a bin, it would need to be approved by the District Council, who were responsible for the emptying of the bins. The Clerk stated that he would liaise with TDC.
- c. Cllr's Cohen and French reported that the hedge of the allotments along Clacton Road was beginning to encroach onto the road.
 - i. The Clerk stated that he would report the matter to Essex Highways.
- d. Cllr. Hall reported that she had been informed of a blocked drain at the junction of St Clairs Road and Clacton Road.
 - i. The Chair stated that she was not aware of any blocked drains.

- ii. The Clerk stated that he would check the drains in the area and report if necessary.

There being no further business the meeting was closed at 9.45 pm.

The date and time of the next meeting was set for 7.00 pm on Thursday 19th March 2026, at St Osyth Village Hall.

Summary of 'Action Required' from the Minutes of the Ordinary Meeting held on Tuesday 17th February 2026		
OM-25-162 c i c) iv)	Installation of InPost Locker	Clk to action
OM-25-165 b i	Installation of New Waste Bin	Clk to action
OM-25-165 c i	Overgrown Hedge	Clk to action
OM-25-165 d i	Blocked Drains	Clk to action