

**GREAT HORKESLEY PARISH COUNCIL**  
**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING**  
**HELD ON WEDNESDAY 23<sup>RD</sup> APRIL 2025**  
**IN GREAT HORKESLEY NEW VILLAGE HALL AT 9.00AM**

**Those present:**

Cllr Arnold (Chairman)	Cllr Baker
Cllr Jarvis	Cllr Mead
Cllr Sudbury	Cllr Tempest

**24/123 Chairman's Welcome**

The Chairman welcomed everyone to the meeting and explained that the Extraordinary meeting had been called as a response to Planning Application 250545 (Land North of, Coach Road).

**24/124 Apologies and Reasons for Absence**

Apologies were received and accepted from Cllrs Banks, Burns-Langton and Wescomb-Cross.

**24/125 Declaration of Interests**

No member declared an interest with respect to any item on the agenda.

**24/126 Planning**

- (a) Cllr Arnold stated that the Local Plan Committee have been asked to revisit their decision to object to the Draft Local Plan going to consultation at a meeting on 7<sup>th</sup> May. Cllr Arnold would like to meet with someone from the Planning Authority to learn the reason for the selection of these fields in Great Horkesley and indicate that the Parish Council would like to identify an alternative site that they would support. With statutory consultees objecting to 150 houses being built there, it helps the Parish Council have reason to object to the proposed 400 houses. Highways commented on the feasibility of the site using numbers less than 400, it has never been tested for 400 houses. Cllr Sudbury asked if the Neighbourhood Plan Working Group had identified any possible sites, however Cllr Arnold confirmed that nothing conclusive had come from their consultation. The Housing Needs Survey that was carried out was sound and would be useful when negotiating with developers. Ultimately, the Parish Council has no confidence in the Coach Road option whatsoever and believes that improvements to make that section of Coach Road safer are undeliverable.
- (b) Members discussed the following Planning Application in detail, drawing on all the comments made at the Annual Parish Meeting the previous evening:

<b>250545</b>	<b>Land North of, Coach Road</b>	<b>(deadline 25/04/2025)</b>
Outline planning permission (all matters reserved, except for access) for up to 150 dwellings		

**It was unanimously agreed to object** to the application due to reasons including:

- There is a huge disbelief that the development can solve traffic problems on Coach Road, particularly outside the school.
- The need for phasing (100 homes are due to be built on Manor Land by end of 2026) and particularly the impact two developments at the same time would have on the school.

- The site is currently not allocated in the Local Plan, and may never be – the developers are jumping the gun.
- There are strong objections from statutory consultees including NHS and Anglian Water.
- There is an adverse impact on biodiversity net gain and the application has not identified anywhere else to offset.
- Pylons construction will also be coming through the A134 at the same time (Cllr Sudbery has details of proposed figures of construction traffic).
- An increase in construction traffic past the school during drop off/pick up times.
- 150 houses is too many for the site, being on the edge of settlement, and there are concerns about the density in such a rural location.

Councillors recognised that if the Planning Authority is minded to support the application, the Parish Council would need to work with the developer and the Planning Authority to secure improvements to village facilities.

**It was unanimously agreed** that among those improvements, there would need to be:

- An extension to the Village Hall
- An extension to the proposed Scout Hut
- Funding of proposals in the emerging Development Plan for the Jubilee Green and current play area
- An outdoor gym (noting that this may also be part of the Hopkins Homes development)
- The cycle route suggested by Colchester Cycling Campaign, which is better than that proposed by the applicant (though the Parish Council believe there would be difficulties on Malvern Way due to parking)

- (c) Cllr Arnold explained that he and the Clerk had been due to meet with Hopkins Homes, however that meeting has been deferred due to the need to respond to the above planning application.

*Cllrs Jarvis and Tempest left the meeting.*

- (d) It was noted that decisions have been made on the following Planning Applications:

<b>250313</b>	<b>1 Breewood Cottage, School Lane</b>	<b>Refuse</b>
Erection of rear extension, demolition of outhouse and erection of front boundary wall		
<b>250314</b>	<b>Hill Hall, Nevard Lane</b>	<b>Approve Conditional</b>
Retrospective application for an outbuilding to the rear garden		
<b>250037</b>	<b>Horkesley Water Site, Tog Lane</b>	<b>Approve Conditional</b>
Erection of disinfectant infrastructure		
<b>250366</b>	<b>Lodge Farm, Boxted Road</b>	<b>Approval Not Required</b>
Application to determine if prior approval is required		
<b>250365</b>	<b>Lodge Farm, Boxted Road</b>	<b>Approval Required</b>
Prior notification of agricultural development of two buildings		

## **24/127 Highways**

Members discussed the email received from Cllr Barber regarding Highways proposals to move the 30mph boundary 200m further west on Ivy Lodge Road.

**It was unanimously agreed** (proposed Cllr Arnold, seconded Cllr Baker) to completely reject the proposal due to reasons including:

- Drivers would then slow down later, and therefore enter the narrowest part of the road at the bend doing 40mph+.
- Residents and others frequently reported near misses when the boundary was previously at the position Highways are now proposing.
- The proposal would increase the speed limit to 40mph on a section of the Essex Way where it runs on the carriageway.
- Consent to build two dwellings on this section of road was given on the basis of sight splays being appropriate to the 30mph limit.

**It was also agreed** that the Parish Council would support other speed reduction measures, and suggests that the £5,000 be spent on a vehicle actuated sign or similar instead.

The meeting was closed.

These minutes are a true and accurate record of the meeting.

Signed .....  
(Parish Council Chairman)

Date .....