



GREAT HORKELESLEY PARISH COUNCIL

MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING HELD MONDAY 12TH JANUARY 2026 AT GREAT HORKELESLEY NEW VILLAGE HALL AT 11.15AM

Those present:

Cllr C Arnold (Chairman)

Cllr G Baker

Cllr M Mead

P25/11 Chairman's Welcome

The Chairman welcomed everyone to the meeting. He reported that before the meeting started, the Clerk used her delegated power to appoint Cllr Mead to the Committee. He thanked Cllr Mead for agreeing to join the Committee. The appointment would stand until the next Annual Parish Council meeting in May.

P25/12 Apologies and Reasons for Absence

Apologies were received and accepted from Cllr Sudbery.

Cllr Burns-Langton was not present.

P25/13 Declaration of Interests

No member declared an interest with respect to any item of business on this agenda.

P25/14 Minutes of Previous Meeting

The minutes of the Planning & Highways Committee Meeting held on 5th June 2025 were approved and signed as a true and accurate record.

P25/15 Response to New Colchester Local Plan Consultations

Cllr Arnold explained that the Council needs to respond to the Preferred Options (Regulation 18) Consultation on the emerging Colchester Local Plan before 5pm on Wednesday 14th January. The options included a site for around 400 dwellings north of Coach Road. Preparing the response had been complicated by the recent planning authority decision to grant conditional outline consent for 150 dwellings on the southern part of this site, effectively bypassing the Local Plan process. He had taken advice from CCC planning officers as to how he should proceed; it had been suggested that a housing needs survey could be used to support an argument that 400 new homes was excessive.

It was unanimously agreed (proposed Cllr Arnold) to delegate the decision to approve the Council's response to the Clerk in consultation with the Chairman. The response will argue that 400 new homes would be too many for the parish to take, especially when the 100 new homes already approved for the site around The Manor were taken into account. It would be pointed out that the options document took no account of this approval, wrongly stating that development in recent years had been concentrated on the west of the A134. GHPC had a good track record of working constructively with other stakeholders to get the best from major developments of up to 150 homes proposed for the village but could not envisage doing so for 400, especially in light of the approved 100 already in the pipeline.

The GHPC response will include:

- Intrusion into the open countryside and lack of measures to contain sprawl;
- Long-term impact on the village school;

- Lack of capacity at Trinity School and consequences for pupils travelling to St Helena School;
- Reliance of existing population on overloaded GP and related facilities in other villages and Mile End which the health authority had no plans to address;
- The housing proposal for Great Horkesley was the 5th largest in Colchester but was not matched by a proposal to expand local employment opportunities.

It was further agreed that the Parish Council will look to refresh the Housing Needs Survey to provide evidence to support the Council's case later in the Local Plan process.

P25/16 Planning Applications

The following planning applications were discussed and members did not wish to comment on the proposals:

252723 **Knowles Cottage, London Road** **(expires 22/01/2026)**
Alterations to internal layout of listed building

252754 **3 Tithe Courtyard, London Road** **(expires 28/01/2026)**
Proposed installation of air con unit with a timber screen

P25/17 Highways

- Prior to the meeting, the Clerk circulated proposals received from Stomor Civil Engineering Consultants, for the relocation of an existing bus stop on Nayland Road as part of the \$278 offsite works for the Manor Land Development.
- It was unanimously agreed** (proposed Cllr Arnold) that the current bus shelter on Nayland Road discussed in item (a), should be replaced with the wooden option from those provided by the Passenger Transport Team and it should be situated in a position whereby it will minimise the obstruction of sightlines for residents exiting their driveways.
- Members discussed the draft proposals from Essex Highways regarding signing/lining improvements at the London Road/Coach Road junction.

It was unanimously agreed (proposed Cllr Arnold) to propose that the carriageway of Nayland Road/London Road should be made narrower at the crossroads, using white lines and hatching, in order to bring forward the junctions at the end of Coach Road and Park Farm Road and therefore improve visibility for drivers at those junctions.

It was further agreed to suggest that the junction at the end of Coach Road be changed from a 'give way' to a 'stop', including all necessary signing. This would hopefully make drivers more aware of the junction ahead during their approach and also deter drivers from cutting the corner when turning right into Coach Road from Nayland Road.

The Chairman closed the meeting at 12.05pm.

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

Signed
 (Planning & Highways Committee Chairman)

Date