

Minutes of the Greenstead Green and Halstead Rural Parish Council meeting held on Wednesday 17th September 2025 at Greenstead Green Village Hall. These are draft minutes and yet to be agreed by the Parish Council.

Present.

Cllr. Paul Foster. Chairman.

Cllr. Gemma Todd.

Cllr. Debbie Wass

District Cllr. Peter Schwier arrived 7.35pm

Amanda Degnan – Clerk to the Parish Council.

10 Members of the public

87/25 Apologies for absence. Cllr. Pleasance. Apologies were received, noted, and approved from Cllr. Pleasance who was on his honeymoon, Cllr. Siggers who was attending a family event, and Cllr. Mason who was in London.

88/25 Declarations of interest. To declare any pecuniary or non-pecuniary interests in accordance with the Code of Conduct. Cllr. Todd declared a Non-Pecuniary Interest (NPI) in Agenda Item 93/25 Planning Item 1 Planning Applications 25/01551/ELD DESCRIPTION : Application for Certificate of Lawfulness for an existing development – Mystycroft.

89/25 Minutes: Item 1: To approve the minutes of the July ordinary meeting. The minutes of the July 2025 ordinary meeting were duly approved. Proposed Cllr. Foster, Seconded Cllr. Wass.

Item 2: Matters arising from the July minutes that are not on the agenda. All matters arising were on the agenda.

90/25 County Councillor's report. In the absence of County Cllr. Siddall there was no report.

91/25 District Councillor's report. The Chairman welcomed District Cllr. Peter Schwier to the meeting. Cllr. Schwier provided an update on the following items:

- Extraordinary meeting at Braintree District Council (BDC) regarding the Local Government reorganisation.
- Local Plan – 8000+ homes need to be built by 2040. Discussions taking place regarding potential sites.
- BDC Waste Policy changes
- EBikes are being changed over to a new provider.

Cllr. Foster asked what the outcome was regarding the extraordinary meeting. BDC councillors favoured three unitary authorities. This was an indicative vote.

There being no further questions District Cllr. Schwier was thanked for his time and left the meeting at 7.53pm.

92/25 Finance: Item 1: To consider changing from Office 365 currently costing £84.99 per year (last year's cost was £59.99) to Office 365 Business basic at a yearly cost of £55.20. Proposed Cllr. Foster, Seconded Cllr. Todd. Approved.

Action: Clerk

Item 2. To approve the yearly payment of £55.20 for Office Business basic.

Proposed Cllr. Foster, Seconded Cllr. Wass. Approved. **Action:** Clerk

Item 3: To agree to the Clerk withdrawing £20.00 in cash to be used for the heating and electricity meters in the hall. Clerk. Proposed Cllr. Foster, Seconded Cllr. Todd. Approved. **Action:** Clerk

Item 4: To agree the accounts for payment. These were circulated prior to the meeting. Proposed Cllr. Wass, Seconded Cllr. Todd. All agreed. The accounts for payment were duly approved. Cllr Wass suggested the council investigate moving the bank accounts to a Saffron Walden Building Society online account which pays a higher rate of interest. To be placed on the November agenda. **Action:** Clerk.

Method		Payee	Amount	Reason
SO		Mrs A J Degnan	£349.05	August Salary pd 15/08/25
SO		Mrs A J Degnan	£349.05	July Salary pd 15/09/25
BACS		Village Hall	£20.00	hall rental September
BACS		Mrs A J Degnan	£14.40	expenses
Card		Ionos	£6.00	website pd 17/07/25
Card		Ionos	£6.00	website pd 17/08/25
BACS		HMRC	£74.40	Income tax pd 16/09/25
BACS		BALC	£24.00	Membership
BACS		DM Payroll	£72.00	Payroll fee pd 25/7/25
BACS		EALC	£327.60	Training pd 25/7/25
		Total payments for September 2025	£1,242.50	

93/25 Planning and Braintree District Council (BDC) Planning applications.

Item 1: Planning Applications:

APPLICATION NO :25/01923/HH DESCRIPTION : Demolition of existing detached garage, partial demolition of existing bungalow. Erection of side and rear extensions. Erection of ancillary outbuilding. Associated changes to soft and hard landscaping. LOCATION :Greenstead Hall Lodge , Church Road, Greenstead Green. Proposal: **No Objection.** Proposed Cllr. Foster, Seconded Cllr. Wass. Approved.

APPLICATION NO : 25/01551/ELD DESCRIPTION : Application for Certificate of Lawfulness for an existing development -General Industrial B2 use as a

logging yard LOCATION : Timber Yard to The Northeast Of Mystycroft Burtons Green Greenstead Green Essex CO9 1RH. Cllr. Todd had declared a NPI in this application. Proposal: The Councillors of Greenstead Green and Halstead Rural Parish Council have looked at this application and support the residents in their objections to this application. Furthermore, we ask that Braintree District Council Planning investigate the residents' concerns further. Proposed Cllr. Foster, Seconded Cllr. Wass. Approved.

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78 Site Address: Barn At Moat Farm Road Greenstead Green Essex Description of Development: Prior approval for the change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development - Change of use to 1No. residential dwelling. Planning Application Ref: 25/00415/COUPA Appellant's Name: Executors Of The Late Patricia Taylor Planning Inspectorate Ref: APP/Z1510/W/25/3371037. Proposal: The Councillors of Greenstead Green and Halstead Rural Parish Council support Braintree District Council in their refusal of this application. Proposed Cllr. Foster, Seconded Cllr. Wass. Approved.

Any other Planning Applications received after the agenda was published. At the Chairmans discretion. None.

Item 2: Update on previous Planning applications. For information only.

25/01457/FUL Ayletts Farm- Dog daycare. Withdrawn.

25/00897/FUL Ayletts Farm – Travellers Pitches. This was refused by BDC due to an objection from Essex County Council (ECC) Heritage who were concerned about the effect the site would have on Ayletts Farm listed buildings.

Item 3 Update on possible planning breach at field opposite Cebanna, Russells Road. Cllr. Pleasance had contacted BDC Planning Enforcement regarding the concreting of an entrance opposite Cebanna's. Cebanna's is also listed as having a masonry business at the site. Still waiting to hear from Planning Enforcement.

94/25 Street Naming & Numbering Application 25/00047/NEWDEV - Land off Bournebridge Hill, Greenstead Green: To provide a response, as requested by BDC, to Halstead Town Council's objections to the countryside names proposed by Greenstead Green and Halstead Rural Parish Council for this development. The Parish Council received an email on 23rd July from BDC Street Naming listing 13 street names based on textiles that they had received from Hopkins Homes. We proposed countryside, green or local dignitaries' names.. Halstead Town Council objected to these, and we were asked to provide a response to this by BDC. Since the agenda was published an email was received on 11th September from the developers who accepted the countryside names. These are now approved and will be used on the Bournebridge Hill site.

95/25 Playing Field: Item 1: Update on playing field. Item 2: Update on the landscaping and reseeded of the additional 4-5m of land in the Playing Field. Item 3: Update on Operations Inspections. Cllr. Mason. Item 4: Update on

purchasing new benches for the Playing Field from Parish Council funds. As Cllr. Mason was not present these items were deferred to the November meeting.
Action: November agenda.

96/25 Highways: Item1: Parish Councillors Highway issues. Drains are blocked down Church Road. To be reported on the ECC Highways portal and if not cleared report to County Cllr. Siddall. **Item 2: Pavement at Crocklands.** Clerk to chase County Cllr. Siddall about the pavement.

97/25 Halstead Bypass: To consider supporting the principle of a bypass around Halstead. Chairman. The proposal for a relief road around Halstead is in the Local Plan. ECC Highways will not provide funding for this so there will have to be a reliance on developers to fund and build the relief road. A number of developments are proposed along the route of the proposed bypass and will be discussed at the Local Plan sub-committee meeting on the 24th September 2025. Cllr. Foster will be in attendance and will be speaking at the meeting. **Proposal:** To support in principle the creation of a bypass around Halstead. Proposed Cllr. Foster, Seconded Cllr. Todd. Approved.

98/25 SID: To agree to a request from Greenwatch to install a metal pole at Crocklands Corner to enable the SID to be placed there. The Chairman adjourned the meeting to allow representatives from Greenwatch to speak. It is proposed to place the pole on the green at Crocklands Corner as currently they have no way of measuring traffic from the north. It is also hoped it will slow traffic down as they approach the corner. The meeting was then reopened. **Proposal:** To agree to a request from Greenwatch to install a metal pole at Crocklands Corner to enable the SID to be placed there. Proposed Cllr. Foster, Seconded Cllr. Todd. Approved.

99/25 Tree: Update on tree growing on Eastlight property in Crocklands. The Clerk read out an email received from Eastlight apologising for the delay in replying to her previous email. Unfortunately, the tree does not belong to Eastlight but instead is on ECC Highways property. **Action:** Clerk to approach ECC Highways regarding the tree.

100/25 Website: Update on applying for a .gov.uk website and emails. Cllr. Pleasance. Deferred to November meeting. Cllr. Pleasance had approached Mythic Beasts to start the order process but had heard nothing from them. He will contact them when he is back from his honeymoon.

101/25 Village Hall: Item 1. To receive an update on the installation of insulation and new heating. Item 2. To agree and accept a quote for the installation of insulation and new heating. Cllr. Mason. Deferred from July meeting. These 2 items were taken together. Cllr. Wass wanted to know where the money was coming from to pay for this work. It will come from District Cllr. Schwier's grant and the parish councils reserves. The next hall committee meeting is 20th November. **Proposal:** In principle to go with the quote received from Cllr. Mason. Proposed Cllr. Todd, Seconded Cllr. Foster. To be discussed with the management committee before proceeding.

Item 3: To consider a request from the Village Hall Management committee to place a link on the Parish Council website advertising the village hall for hire. Proposed Cllr. Foster, Seconded Cllr. Todd. Agreed. Cllr. Wass to send the link to the Clerk.

102/25 Meetings: To consider increasing the number of meetings from one every two months to one a month. After some discussion it was agreed to come back to this in the future.

103/25 Public comment. A resident asked a question about the proposed development at The Hare and Hounds. Cllr. Foster confirmed that this had been turned down by the BDC Local Plan sub-committee meeting in May. Thanks were expressed to Cllr. Mason for repairing the Playing Field gate and installing the new seat.

104/25 To receive reports from outside bodies, training courses, Village Representatives. Jean, Neighbourhood Watch, reported that the newsletter had changed and now just gave a breakdown of crimes.

105/25 Future agenda items. Items on the agenda, Meeting dates, Finance committee, and bank signatories.

There being no further items to discuss. The meeting closed at 8.57pm

Next Parish Council Meeting Wednesday 12th November 2025. 7.15pm Village Hall.

Signed.....

Chairman – Greenstead Green and Halstead Rural Parish Council.

Date.....

Amanda Degnan

Amanda Degnan – Clerk to the Parish Council, C/O Greenstead Green Post Office, Greenstead Green Farm, Greenstead Green, CO9 1QY. 07782209224 . parishclerk@greensteadgreenpc.org.uk. WWW. greensteadgreenpc.org.uk
--