

## ***Little Oakley Parish Council***

Email: [clerk@littleoakleypc.org.uk](mailto:clerk@littleoakleypc.org.uk)

Minutes of the Parish Council Meeting held on Wednesday 12<sup>th</sup> February 2025 in the Millennium Room, St Michael's Church, Ramsey starting at 7:00pm.

Emma Haward

Clerk and Responsible Finance Officer

Tel: 07534172696 Email: [clerk@littleoakleypc.org.uk](mailto:clerk@littleoakleypc.org.uk)

**Present:** Cllrs Attrill (Chair), C Aubrey (19:04), J Aubrey (19:04), Coates, Griggs, Harbour, Lane, Pearce and Sanderson.

**Also in attendance:** Cllr Dan Land (ECC), Emma Haward (Clerk/RFO)

**Members of the Public:** There were no members of the public present.

### **24/120 Public Announcements**

There were no public announcements.

### **24/121 Apologies for Absence**

There were no apologies for absence.

### **24/122 Declarations of Interests**

There were no declarations.

Cllr Attrill declared an interest in Planning Application **25/00126/FULHH - Wee Nest 88 Rectory Road Little Oakley Harwich** due to knowing the applicant personally and therefore, withdrew from discussions.

### **24/123 Signing of the Minutes**

It was proposed by Cllr Griggs, seconded by Cllr Lane, and RESOLVED to approve the minutes of the Full Council Meeting of Wednesday 15<sup>th</sup> January 2025.

### **24/124 Public Speaking**

There were no speakers present.

### **24/125 Report from District Councillor Bush**

No report due to absence.

### **24/126 Report from County Councillor Land**

- Cllr Land confirmed that ECC will reinstate the Village Sign following the accident on Saltwater Bridge as part of their repairs.
- The Government announced that they have agreed ECC's Devolution proposals. There will ultimately be a push for the election of a Mayor in May 2026 and a further election for Councillors of each division in May 2027. Over the space of three years, the Council's will be disbanded and unitary Council's will be created, devolving powers through Local Government. As a result, the County elections have been postponed. Planning and Social Care will be large areas of Local Government that will be challenged particularly.
- The Local Plans are not acceptable for the current housing targets laid out by the Minister of Housing. Tendring District Council have therefore reviewed the Local Plan to increase the

number of developments across several areas; potentially resulting in three more Garden Communities residing in Tendring fortunately, not including Little Oakley.

- A Councillor Priority scheme for the resurfacing of roads is occurring across the County Division, following receipt of £1.2m received from the Government.
- A further Locality Fund will be available from April 2025.

#### **24/127 Clerks Report**

Updates were circulated and mentioned in the relevant agenda items below.

#### **24/128 Finance**

Previously circulated.

It was proposed by Cllr Attrill, seconded by Cllr Coates and RESOLVED to transfer £1,500 from the Savings Account.

It was proposed by Cllr Attrill, seconded by Cllr Pearce, and RESOLVED to approve the payments and expenses for February 2025.

It was proposed by Cllr Attrill, seconded by Cllr Pearce, and RESOLVED to agree the reviewed Council's Financial Regulations.

#### **24/129 Planning Applications**

##### **Applications**

**25/00126/FULHH - Wee Nest 88 Rectory Road Little Oakley Harwich** - Householder Planning Application - Side extension to form replacement rear extension and decked area to replace existing conservatory and decked area.

Cllr Attrill previously declared an interest in the above application and so withdrew from discussions.

The Parish Council agreed to support the above application on the grounds that the proposal replaces the existing structure with a more permanent structure surrounded by mature hedges and so does not appear to be a concern for neighbouring residents.

##### **25/00142/FUL - Land adjacent to Rectory Road Little Oakley Essex CO12 5JZ** - Planning

Application - Erection of dog grooming unit in association with existing dog walking facility.

The Parish Council agreed to object to the above application on the grounds that: -

1. The unit's character, appearance and it's setting. The Parish Council is of the opinion that the box will NOT 'preserve and enhance the quality of Little Oakley and the wider environment, as stated in the planning statement. It fears that the unit will be an unclad tin box totally out of character for the area, especially so close to the Grade II listed building 'The White House' which could cause it 'significant harm'. The planning statement gives the distance away from The White House as 250 metres. This is INCORRECT. It is only 25 metres away. The planning statement says that it will use 'appropriate materials and finishes' and the application form refers the materials and finishes proposed to the supporting drawings, but none are listed on the drawings, giving fear of the unclad tin box. The proposed Portaloo will further denigrate the area.

2. The discharge of waste water / foul water. The application form states that foul sewage will be disposed of in the mains sewer. The Parish Council can categorically confirm that there is no mains sewer in this part of Rectory Road and are therefore concerned as to what will be done with the

huge amount of waste water that comes with such a business. The water table in this area is very high and it is a clay soil leading to regular flooding of Rectory Road.

3. Additional traffic and parking. The unit will be situated off Rectory Road which is classed by Highways as 'Unclassified'. It is, for most of its length, and especially in the vicinity of the proposed unit, a single track road and unsuitable for additional traffic. The planning statement is again misleading and factually incorrect when it states that Rectory Road is 'a wide carriageway that can accommodate two way traffic'. The Parish Council is also concerned that the two allocated parking spaces is a gross underestimation of what will be required in reality and that their vision of staff car sharing and the interweaving clientele of the existing dog walking business and new dog grooming business is a pipe dream.

Clerk to submit comments to Planning Portal.

### **Determinations**

There were no determinations.

### **24/130 Oakley Coronation Park**

On the Parish Council's behalf, Cllr Coates contacted Ellisons and requested the following as noted in the previous meeting minutes: -

1. Reimbursement of Ellisons fees.
2. Reimbursement of the cost of the additional risk assessment that has had to be undertaken.
3. Payment for the additional fencing that is required to separate the play area from the right of way, to the extent that LOPC are responsible for this cost.
4. Compensation for the value of the lease as it now stands, having effectively lost the use of the land which is subject to the right of way. The area which we cannot use was intended to provide a tree screen as a barrier between the play area and neighbouring houses. It was when trees were planted on the land that the presence of the right of way was discovered.

Cllrs Attrill and Coates further tried to obtain permissions for retrospective play equipment.

Ellisons advised that they will assist in putting pressure on the owner of the accessway and Essex County Council to comply with obligations under the lease. Cllr Coates to continue to chase the Land Agents.

### **24/131 Footpath Little Oakley FP8 - Oak Ridge to Memorial Club**

Great Oaktree Land Services completed the following work to Footpath FP8 – Oak Ridge to Memorial Club: -

1. Removed the top soil and grass that had encroached back onto the path and spread this over the grass areas next to paths, creating a gully.
2. Used an Avant to relevel the existing material and import more road planning to fill low points.

No further action to be taken, to review position in six months.

### **24/132 Saltwater Bridge**

Following an incident (EP-20250117-0192) the village sign will be replaced with ECC's repairs to the bridge and barriers. Contact details for Signs Made Easy has been sent to officers at ECC.

#### **24/133 Governance and Policy Documents**

It was proposed by Cllr Attrill, seconded by Cllr Pearce and RESOLVED to adopt the Council's reviewed Social Media Policy.

#### **24/133 Items for Next Agenda**

- Oakley Coronation Ground
- Saltwater Bridge
- Bay View Crescent Campervan
- Governance – Review of Remote Meetings Policy and Appraisal Policy
- Local Plan Briefing, 8pm - *presentation by Paul Wood, Planning Team Leader at Tendring District Council*

#### **Date, Time and Venue of Next Meeting**

Wednesday 12<sup>th</sup> March 2024 – Full Council Meeting

Meeting concluded at 20:14pm.