

Parish Council of Ugley

Minutes of the Parish Council Meeting of Ugley held on Monday 8 December 2025 at 7.00pm, in the Ugley Village Hall

Present:

Cllr. Nick Shutes (Chair), Cllr. Elizabeth Reay (Vice Chair),
Cllr. Matt Francies, Cllr. Jonathan Harding, Cllr. Roger Pryor, Cllr. Nick Bowers
and Mrs. Louise Johnson (Parish Clerk).

Members of the Public: 2

- 1. To receive and approve apologies for absence:** Cllr. Clayton Powter.
- 2. Declarations of Interest:** Cllr. Pryor declared an interest on item 4.2, as he is the owner of the land concerned.
- 3. Approval of the Minutes:** The minutes of the meeting held on Monday 20 October 2025 were approved and signed by the Chair as a true and accurate record.
- 4. Planning applications submitted to UDC.**
 - 4.1. UTT/25/3066/07** Outline planning permission with all matters reserved except access for up to five dwellings. Land West of The Cottage, Snakes Lane.

Mrs Charmain Hawkins from Brighter Planning, gave a briefing on behalf of the applicant for this planning application UTT/25/3066/07.

Mrs. Hawkins stated that, originally, planning in principle had been granted for three houses on this land. The owner has now applied for outline planning permission to build five houses instead.

Since the land exceeds one hectare, the application is classified as a major development. For such developments, applicants are required to submit additional documents to demonstrate compliance with planning regulations.

Major developments are also obligated to include affordable housing within their plans. In this instance, Mrs. Hawkins explained that building just one affordable house would not be practical, instead, a financial contribution will be made to support affordable housing on another development.

To avoid having to undertake all the extra procedures the applicant had decided to reduce the area of land for development to under one hectare. A wildflower area and wooded area will be included in the plans; a management company would be employed to maintain it.

Mrs Hawkins agreed to consider a contribution to the Ugley Village Hall.

Cllr. Francies questioned why the applicant submitted several planning applications, gradually increasing from 1 to 5 houses, rather than applying for 5 houses initially. How does the council know there will not be an application for 6, 7 or 8 houses?

Mrs. Hawkins said the applicant was taking a chance to see how far they could go. But if this application was refused, they would keep with the three houses.

After a discussion it was decided that Ugley Parish Council would object to this application on the grounds of.

Constructing five houses would result in a housing density that is inconsistent with the established character of Snakes Lane and may be considered overdevelopment for a rural area. The site's sustainability is limited by the absence of essential amenities, including shops, schools, medical facilities, and a train station. Additionally, the nearest bus stop is only accessible via busy roads that lack pavements.

Cllr. Pryor left the meeting.

- 4.2. UTT/25/3257/FUL** Demolition of existing building and erection of 2 semi-detached self-build dwellings with associated landscaping, enhanced access and parking provision.

The Parish Council object to this application due to yet another additional access onto the 50mph London Road (B1383), and requests that Highways inspect the site before submitting their response to UDC.

Cllr. Pryor rejoined the meeting.

Cllr. Bowers left the meeting.

Decisions made.

- 4.3. Appeal Ref: APP/C1570/W/25/3370037** Land north of Lavenir, Cambridge Road, Ugley CM22 6HT. The development proposed is permission in principle for one dwelling on Land north of Lavenir, Ugley, CM22 6HT in accordance with the terms of the application UTT/25/1493/PIP. **Approved.**
- 4.4. UTT/25/2640/OP** Outline application with all matters reserved except access for the erection of 1 no. self-build dwelling. The White Cottage Ugley Green Snakes Lane Ugley. **Approved.**
- 4.5. UTT/25/2654/HHF** Proposed single storey extension replacing existing conservatory and conversion of existing garage to form linked residential annexe Pound Cottage, Pound Lane, Ugley. **Approved.**

5. Essex County Councillor, Ray Gooding's report.

Councillor Gooding reported that he had asked Highways to complete the repairs on the 'toot toot bridge' concurrently with the rail installation at the White House, on North Hall Road. He also requested chevrons be placed on the sharp road bends.

The government's recent plans for devolution aim to shift significant powers from central government to local authorities. District Council could transfer powers and responsibilities, such as libraries, to parish and town councils who could see their roles and responsibilities change dramatically.

The election of a new mayor for Essex, originally scheduled for May of next year, has been postponed until May 2028, delaying regional devolution plans.

The government asserts that additional time is required to effectively reorganize local governance within these regions.

It is unknown whether the county council elections will go ahead in 2026. If elections do go ahead, it would be for a council which would no longer exist by 2028.

Cllr. Gooding left the meeting.

6. Clerk's Report.

All councillors have reviewed the Financial Regulations; no amendments were deemed necessary.

The dates for the Parish Council meetings in 2026 were circulated.

The Parish Clerk is to obtain a detailed quote for repairing the bus shelter opposite the Village Hall.

Ugley Parish Council expressed interest in the VAS three-year project, this will be confirmed to UDC. A Teams meeting is scheduled for the new year.

The precept and budgets for 2026-2027 were discussed. It was agreed to ask for a precept of £8,000. This would be a 3.49% increase, the equivalent of increase £1.16p per year per band D household. The Chair will sign the Precept Upon Charging Authority at the Parish Council meeting on 19 January 2026.

7. Financial Report.

Balance brought forward	£8,925.79
The Royal Legion	£20.00
Currys	£599.00
Bank Balance as of 8 December 2025	£8,306.79

Cllr. Shutes and Cllr. Reay signed the above payments, bank statement, and the payment schedule.

8. Any Other Business (no decisions can lawfully be made).

The damaged signs on Cambridge Road, which were reported to Essex Highways, have still not been repaired.

A Patmore End resident placed large stones along his boundary to protect the grass verge. Concerns have been raised about their safety, as they could damage cars on the narrow road during the passing of two cars or emergency stops.

During the Parish Council meeting on 8 September, Councillor Gooding reported that he had requested Highways Enforcement to evaluate the hedge on Vicarage Lane, with the assessment scheduled to take place within eight weeks. As thirteen weeks have now passed, the Parish Clerk will email Councillor Gooding to request an update on the outcome of the assessment.

The meeting finished at 8.45pm