

Parish Council of Ugley

Minutes of the Parish Council Meeting of Ugley held on Monday 13 April 2026 at 7.30pm, in the Ugley Village Hall

Present:

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

Members of the Public:

None.

1. **To receive and approve apologies for absence:** Cllr. Elizabeth Reay (Vice Chair).
Absent: District Cllr. Janice Loughlin and County Cllr. Ray Gooding.
2. **Declarations of Interest:** Cllr. Pryor declared a pecuniary interest in planning application UTT/26/0804/PIP as the applicant.
Cllr. Powter declared an interest in the same application, being employed by Cllr. Pryor.
3. **Approval of the Minutes:** The minutes of the meeting held on Monday 2 March 2026 were approved and signed by the Chair as a true and accurate record.
4. **Open to the public:** None present.
5. **District Councillor's report.**
Cllr. Loughlin was not present.
6. **Essex County Councillor's Report.**
Cllr. Gooding was not present.
7. **Planning application.**
 - 7.1. **UTT/26/0058/FUL** Erection of 1 self-build and custom dwelling.
Land at Vicarage Lane – **Refused.**
UDC reason
The proposal would intensify the use of an access onto B1383 (Cambridge Road) which is deficient in terms of visibility and does not accord with current highway standards. The main function of B1383 (Cambridge Road) is that of carrying traffic freely and safely between centres of population. The existence of an access at this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which the proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier to the detriment of highway safety. As a result, the material increase in traffic at this junction from 1 no additional 4-bedroom dwelling would result in an unacceptable level of risk to other users of the highway generating undue impact on highway safety.

7.2. 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. Adjacent to Wade Hall Cottage, Cambridge Road. **Approved.**

7.3. UTT/26/0382/PIP Permission in Principle for up to 3 no. dwellings on the site using existing access Land West Of Harewood House Snakes Lane.
Approve Planning in Principle – Approved.

7.4. UTT/25/3066/OP Outline planning permission with all matters reserved except access for up to five dwellings. Land West Of The Cottage Snakes Lane.
Refused - 25th March 2026.

The proposal, by reason of its location in the open countryside, would conflict with the spatial strategies of the current and emerging Local Plans- it would not be in a suitable location for additional housing because it would not prioritise access to sustainable travel modes for all potential users, leading to heavy reliance on the use of private motor cars in an area void of traffic free links that would make walking and cycling the preferred choice for day-to-day trips. The adverse impacts of the development would significantly and demonstrably outweigh its benefits. Accordingly, the proposal would conflict with policy GEN1(e), S7 (2nd part) of the

There appears to be inconsistency in the decision making by the UDC Planning Department. UTT/26/0058/FUL was refused, whereas UTT/26/0382/PIP was granted approval. Both applications are situated on Snakes Lane and present similar challenges.

8. Clerk's Report.

Proposal: Ugley Parish Council engage AK Hobson Ltd to repair the bus shelter, at a cost of £1,450.

Cllr. Powter proposed, Cllr. Shutes seconded, the vote was carried unanimously.

Vehicle Activated Signs.

It was resolved that, given the project costs had increased by nearly £2,000 and there was no suitable location for the Vehicle Activated Signs (VAS) to be installed, as well as the parish only having the use of it 6 to 7 weeks per year, the Parish Council would not proceed with UDC's project.

Finance

Proposal: Ugley Parish Council to give a donation to St. Peter's Church of £250.

Cllr. Shutes proposed, Cllr. Francies seconded, the vote was carried unanimously.

The Church will be informed that the Parish Council has allocated funds for the bus shelter repairs and must exercise prudent management of the remaining budget, particularly as the new financial year is in its first month. Should surplus funds become available later in the year, the Parish Council would consider providing an additional donation.

The Internal Auditor is scheduled to conduct the 2025/2026 audit on April 21, 2025.

9. Signing the Certificate of Exemption 2025/2026.

Cllr. Shutes and the Parish Clerk signed the Certificate of Exemption.

10. Signing the Annual Governance Statement 2025/2026.

Cllr. Shutes and the Parish Clerk signed the Annual Governance Statement.

11. Signing the Annual Accounting Statement 2025/2026.

Cllr. Shutes and the Parish Clerk signed the Annual Accounting Statement.

12. Financial Report

Balance brough forward	£6,967.48
L Johnson	£817.56
Inland Revenue	£198.60
Balance 31 March 2026	£5,951.32
L Johnson	£34.97
Total 13 April 2026	£5,916.35

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

The payment for EALC affiliation fee for £183.82 was agreed for payment.

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

New residents at the Old School House are parking vehicles on the hard standing across the road, causing some damage. It is unclear if this is temporary due to ongoing property work. Cllr. Bowers will investigate.

Cllr. Pryor and Cllr. Powter left the meeting.

14. UTT/26/0804/PIP Planning in principle for up to 3 houses, land west of Snakes Lane, Ugley.

Following a discussion, it was agreed to formally object to this application, citing some of the reasons that led UDC to refuse the proposal for five new dwellings in Snakes Lane.

Namely, the location in open countryside, the Local Plans and sustainable travel.

The meeting finished at 8.10pm