

Wickham Bishops Parish Council

Parish Councillors

I D Wardrop (Chairman)
Mrs A Mickelsen (Vice Chair)
H M Bass
P J Bates
R Clarke
P D Layley
S Morgan
C Nappo
J Williams



Winner Best Kept Village 2009, 2015
3rd Place Essex Village of the Year 2015
www.wickhambishopsparishcouncil.org

Parish Clerk

Mrs L A Bailey
Wickham Bishops Parish Council
The Village Hall
Church Road
Wickham Bishops
Essex
CM8 3JZ
07542 190176

info@wickhambishopsparishcouncil.org

Minutes of Extraordinary Meeting of Wickham Bishops Parish Council held on Tuesday 5th August 2025 at 7.30pm in the Village Hall, Small Hall

Item	Subject
25/161	Those Present and Apologies for Absence In the Chair: Cllr Wardrop. Present: Cllrs Bass, Bates, Layley, Mickelsen, Williams and the Clerk. There were 27 members of the public present. Apologies were accepted from Cllrs Nappo and Morgan. Cllr Clarke was not present.
25/162	Declaration of Interests and Compliance with the Ethical Framework There were none.
25/163	Public Forum The Chairman suspended the meeting and several residents spoke of their objections to 25/00616 and 25/00567.
25/164	Essex & Suffolk Water Masts Proposals, update The Chairman reported that Connexin had been in the village for two days exploring alternative pole locations and knocking on doors to liaise with residents. Mark Roberts from the Action Group gave a brief update. He explained that due to the strength of feeling expressed by WB residents, it seemed Connexin were genuinely listening to the concerns raised and actively exploring different options, including privately mounted antennae/gateways, the first time they had taken this approach. Cllr Bass read out a Progress Report from Connexin, received that afternoon. Potential locations included WB Village Hall, commercial premises on The Street, the Library and the Tennis Club. Doorstep conversations had taken place in Heathgate, Holt Drive and Church Road/Church Green. Connexin hoped to be in a position to report back in September. The report would be distributed to Councillors and the Action Group.
25/165	Planning Applications 25/00558/VAR 27 Holt Drive Variation of conditions 2 & 3 on approved planning permission 25/00034/HOUSE (Two storey front extension, single storey rear extension and alterations to fenestration) incl alterations to garage roof, additional windows & change in materials. Resolved: Members had no objection to the variations and recommended APPROVAL.

25/00562/FUL Leys Manor, Langford Road Extension of existing manege for equine use. **Resolved:** Members had no objection to the proposals and unanimously recommended APPROVAL.

25/00616/OUT Land adjacent Crispins, Roots Lane Outline application with all matters reserved except for access for 5 no. 3 bed bungalows with detached garage and access roads including turning head off existing drive. Members acknowledged the reduction from 6 to 5 bungalows but noted that very little had changed from the previous Application 24/00604/OUT. **Resolved:** Members unanimously recommended REFUSAL on the following grounds:

- The site was outside the settlement boundary, contrary to LDP Policy S8.
- Over-development of the site, contrary to LDP Policy D1.
- The proposals would result in the urbanisation of an area currently rural in nature and erode the character and appearance of this part of the village, contrary to LDP Policy H4.
- The development would have a detrimental impact on the wildlife and existing trees, contrary to Policies D1 and N2 and Policy WBen 02 of the Wickham Bishops Neighbourhood Plan.
- WBPC were gravely concerned that this could lead to further development to the west, despite the indication of a ransom strip.

MDC would be asked to call in the Application to ensure it was considered by the NW Area Planning Committee.

25/00567/OUT Land rear of The Chantry, Tiptree Road Outline application with all matters reserved for the erection of 4 no. dwellings. A letter of objection from one resident was acknowledged. **Resolved:** Members unanimously recommended REFUSAL on the following grounds:

- The site was outside the settlement boundary, contrary to LDP Policy S8.
- The development was incongruous and out of keeping with the street scene.
- Over-development of the site contrary to LDP Policy D1.
- Development of the site would result in further coalescence, contrary to Wickham Bishops Neighbourhood Plan Policy WBen 04.
- Whilst within walking distance of shops, facilities and bus stops, there were no pavements, the roads were rural with narrow and overgrown sections, giving pedestrians no alternative but to negotiate walking on the carriageway, contrary to LDP Policy T2. This point was accepted by the Planning Inspector when dismissing the appeal in the previous Application (23/01016) and the circumstances had not changed since then.
- We understand there are protected trees within or on the boundary of the site.

MDC would be made aware that a yellow Site Notice had not been posted near the site.

The Chairman encouraged members of the public present to write or email MDC with their comments as MDC would make the final decision.

Members of the public in attendance left the meeting at 8.40pm.

25/166	Finance																																																																																																																			
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	Cash in hand per Bank Statements																																																																																																																			
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Resolved: Members unanimously agreed to the following payments and receipts:																																																																																																																				
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<u>NJC agreement on new rates of pay applicable from 1st April 2025</u> Members noted that agreement had been reached on new rates of pay which affected the Clerk, to be backdated to 1st April 2025.																																																																																																																				
25/167	Date of Next Meetings: Parish Council Meeting – Tuesday 2nd September 2025, 7.30pm Village Hall Boardroom Parish Council Meeting – Tuesday 7th October 2025, 7.30pm Village Hall Boardroom																																																																																																																			
25/168	Close of Meeting There being no further business, the meeting closed at 8.45pm.																																																																																																																			