

# CHAPPEL PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL MEETING HELD ON MONDAY 8<sup>TH</sup> DECEMBER 2025 AT CHAPPEL & WAKES COLNE VILLAGE HALL, AT 7.30 P.M.

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In the Chair: Cllr. S. Chamley  
 Present: Cllrs. P. Dent, N. Lippiatt, P. Neubauer  
 Clerk: Mrs. H. Cook  
 Also Present Ten members of the public and Cllr. W. Sunnucks

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25/234	<p><b><u>WELCOME AND APOLOGIES FOR ABSENCE</u></b></p> <p>The Chairman opened the meeting at 7.30pm. Cllrs Cox and Ingram sent their apologies due to family commitments.</p> <p>Condolences were given by the Parish Council due to the sad news of ex-Parish Councillor, Tony Langley's death. Thoughts to his family at this difficult time.</p>
25/235	<p><b><u>DECLARATION OF INTERESTS</u></b></p> <p>Cllr Chamley confirmed when the site on Land East of Chappel Hill was previously discussed in March 2024, she had sought the advice from the Monitoring Officer. While no declaration was advised in view of transparency it was noted that Mr Forest is known by all Parish Councillors due to his attendance at most Chappel Parish Council meetings.</p>
25/236	<p><b><u>PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA AND OTHER MATTERS THAT ARE OF MUTUAL INTEREST</u></b></p> <p>The Vice-Chair from Wakes Colne Parish Council thanked Chappel for a successful drop-in session regarding the Local Plan. It was estimated that 150 people attended. She confirmed that she was of the understanding that the developer of the proposed 200 houses would make a presentation to the village in the New Year. The Chairman thanked Wakes Colne Parish Council for organising the event and allowing Chappel PC to attend.</p> <p>A resident asked what was discussed at the drop-in session. The following items were noted:</p> <ul style="list-style-type: none"> <li>❖ 35 proposed houses in Chappel.</li> <li>❖ Pedestrian/Cycle access from the village to the proposed 35 houses.</li> <li>❖ 200 proposed houses in Wakes Colne.</li> <li>❖ Proposed link road for the houses in Wakes Colne.</li> <li>❖ The consultation of the Local Plan open for comments until the 14<sup>th</sup> January – residents encouraged to engage.</li> <li>❖ Chappel PC &amp; Wakes Colne PC running a Housing Needs Survey on-line or a paper copy would be in the Village Reporter for completion by the 31<sup>st</sup> January.</li> <li>❖ Residents must make their comments known.</li> </ul>
25/237	<p><b><u>WARD &amp; COUNTY COUNCILLORS TO ADDRESS THE MEMBERS IF PRESENT</u></b></p> <p><b><u>WARD COUNCILLOR WILLIAM SUNNUCKS / COUNTY COUNCILLOR LEWIS BARBER</u></b></p> <p>Cllr Sunnucks raised the following points:</p> <ul style="list-style-type: none"> <li>❖ Local Plan consultation now open. Traffic conditions should be raised.</li> <li>❖ Colchester City Council has a current gap of funding for infrastructure.</li> <li>❖ Mayor Elections postponed for two years, not sure of the impact to Local Government Reform. Local Government Reform consultation currently open.</li> </ul>
25/238 25120	<p><b><u>CONFIRMATION OF MINUTES</u></b></p> <p><b><u>RESOLVED that the minutes from Monday 10<sup>th</sup> November 2025 were a true record of the meeting.</u></b> The Chairman signed the minutes.</p>

25/239	<p><b><u>PLANNING APPLICATIONS:</u></b></p> <p><b>PLANNING APPLICATION: 252401. LAND EAST OF CHAPPEL HILL, CHAPPEL, COLCHESTER. OUTLINE APPLICATION FOR UP TO (AND INCLUDING) 35 DWELLINGS (WITH THE ABILITY TO DELIVER THE 30% AFFORDABLE HOUSING REQUIREMENTS AS AFFORDABLE PRIVATE RENT) WITH VEHICULAR ACCESS OFF CHAPPEL HILL AND CYCLE/PEDESTRIAN LINKS WITH SWAN GROVE.</b></p> <p><b>25121</b> <b>RESOLVED</b> to allow the applicant the opportunity to answer questions.</p> <p>A resident asked how would the entrance to the site be paid for, the applicant confirmed that this would be paid for by the developer.</p> <p>The applicant confirmed that there was pedestrian/cycle access proposed to join up with Swan Grove.</p> <p><b>25122</b> <b>RESOLVED</b> that the following comments be sent to the Planning Officer with regard to planning application: 252401 – Land East of Chappel Hill.</p> <p>Chappel Parish Council would ask that the following comments from residents and Councillors are considered when looking at this outline application. Chappel Parish Council would also appreciate to work closely with Colchester City Council and the developer in order to help mitigate the impact of this development in the rural village of Chappel.</p> <p><b>Highways</b></p> <ul style="list-style-type: none"> <li>• Currently the road outside the proposed development is 60mph and we would ask that work is carried out in collaboration with Highways to reduce this section of road down to 30mph prior to the development starting. Ideally from Direct Meats down to the village (just before the cemetery). As the development is on the crest of a hill, safety for all road users needs to be considered.</li> <li>• Travelling from the development down Chappel Hill towards the school we would ask that outside the primary school the road is considered for a 20mph speed limit. This being due to the increased amount of traffic the new development will generate. We are concerned regarding the increase in speeding traffic towards vulnerable pedestrians and children.</li> <li>• Speeding traffic is already a problem in the village of Chappel and care must be taken not to make this problem worse. Any measures that can be put in place to mitigate this would be very useful to the village community.</li> <li>• It is noted that within the new proposed Local Plan other housing developments are planned in neighbouring villages and the impact on the whole road network, especially the A1124 will be immense. Colchester City Council must take this into consideration when looking at applications and must plan schemes in conjunction with Highways to mitigate this impact.</li> </ul> <p><b>Parking/Footpath/Cycle Path</b></p> <ul style="list-style-type: none"> <li>• Chappel has a particular problem with parking. A safely lit footpath must be provided from this development to the school, shop, bus stop and train station in order to not exacerbate the problems further.</li> <li>• Chappel Parish Council would like to see a footpath on Chappel Hill connecting the new development to the school/shop/church/pub.</li> <li>• Parking is also a problem when visiting the nearby cemetery. At present the maintenance contractor has to park on the verge of the proposed development to undertake grass cutting, so if any additional parking could be provided within the development to safely access the site this would be a positive gain to the community.</li> <li>• Parking in Chappel whether it be for the school, church, pub, shop or indeed visitors coming to look at the historic Grade II listed Chappel Viaduct is a problem and this development must be able to take onboard all resident parking and visitors.</li> <li>• While adopted parking standards can be used to work out the number of cars per type of household, the location of this site does mean, it cannot be allowed to spill out onto the rural, tight, bending roads or we will see a higher level of accidents from already speeding vehicles. Yellow lines should be considered near the site entrance.</li> </ul>
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	<p><b>Social Housing</b></p> <ul style="list-style-type: none"> <li>• Chappel would like to see the social housing available to local people, so that local residents can gain the benefit and help serve the community under a Trust arrangement.</li> <li>• Chappel Parish Council would ask that it continues to be consulted for confirmation of local connection as per Rose Green Social Housing Development, Vernons Road, Chappel.</li> </ul> <p><b>Oak Road Flooding</b></p> <ul style="list-style-type: none"> <li>• It should be noted that we have had several incidents of flooding at the junction of Oak Road/Swan Street which has resulted in road closure. We would request that a solution be found prior to the start of the new development as this could impact on the new development again in relation to traffic and access.</li> </ul> <p><b>Water/Sewage</b></p> <ul style="list-style-type: none"> <li>• We would ask that a working relationship with Anglian Water is developed at the start of this project, so that all parties understand the current available capacity for both water and sewage in the local area. The development must not be able to proceed without reassurance that the current system is able to accommodate the additional demand from 35 new residential homes.</li> </ul> <p><b>Design</b></p> <ul style="list-style-type: none"> <li>• Individually designed and aesthetically pleasing features for both houses and overall site.</li> <li>• Remembering that Chappel is a rural village and careful thought must be taken when the design of the houses are considered.</li> <li>• Confirmation that Chappel Primary school has provision to accommodate increased number that this development would generate.</li> <li>• Consultation with the Parish Council and local residents would be greatly appreciated to understand the size of houses that are required. Whether that be to fulfil the need of first-time buyers, downsizers or families it is important to get this right for the rural community.</li> <li>• Chappel Parish Council would be willing to meet with Colchester City Council and the applicant/developer in order to further facilitate the right sort of development for our small rural village of Chappel.</li> </ul>
25/240	<p><b><u>UPDATE ON PLANNING APPLICATIONS</u></b></p> <ol style="list-style-type: none"> <li>1) <b>PLANNING APPLICATION: 252172. ASHWOOD LODGE, SWAN STREET, CHAPPEL, COLCHESTER, CO6 2ED.</b> CONVERSION OF EXISTING ATTACHED DOUBLE GARAGE, CHANGES TO ELEVATIONS AND ERECTION OF DETACHED THREE BAY CART LODGE. <b>APPROVED CONDITIONAL.</b></li> <li>2) <b>PLANNING APPLICATION: 250577. LAND OFF OAK ROAD, CHAPPEL.</b> PROPOSED EARTH WORKS (RETROSPECTIVE). (MARCH 2025) – <b>NO DECISION.</b></li> <li>3) <b>PLANNING APPLICATION: 242081. BROOM HOUSE FARM, COLCHESTER ROAD, CHAPPEL, CO6 2AF.</b> (NOVEMBER 2024) – <b>NO DECISION – EXTENSION OF TIME X 6.</b></li> </ol>
25/241	<p><b><u>LOCAL PLAN</u></b></p> <p>Colchester Local Plan meeting held on the 10<sup>th</sup> November – The consultation, which included 35 houses in Chappel and 200 in Wakes Colne is now open for residents to comment until the 14<sup>th</sup> January. <a href="https://colchester.oc2.uk/">https://colchester.oc2.uk/</a></p> <p>On-Line meeting held on the 4<sup>th</sup> December regarding the consultation of Colchester Local Plan – Cllr Neubauer and Cllr Lippiatt attended the on-line meeting. It was noted that Colchester is vulnerable to speculative development if the next local plan is not agreed. The sites chosen had been condensed to limit the number of sites.</p> <p>Drop-in Session held on the 6<sup>th</sup> December – It was noted that a good turn out from residents, in the region of 150 people. It was felt that residents gained a better understanding of the Local Plan proposal.</p> <p>Residents were reminded that the response to the Local Plan must be made by 14<sup>th</sup> January.</p> <p><b>RESOLVE to share the cost of the hire of the village hall with Wakes Colne.</b></p>
25123	

25/242	<u>HOUSING NEEDS SURVEY</u>  The Clerk confirmed that the survey was now live and that 27 completed surveys had been received. The deadline is the 31 <sup>st</sup> January.
25/243	<u>S106 WISH LIST</u>  25124 <b>RESOLVED to contact the S106 team confirming the wish list for planning application 252401 with regards to Community and Leisure</b>
25/244	<u>VEHICLE SPEED THROUGH THE VILLAGE</u>  Cllr Dent had circulated an update from the Speed Watch Team, no questions were raised. Thanks were given to the Speed Watch Team.  The latest data from the Vehicle Activated Sign on Swan Street would be circulated and put on the website once received. Thanks were given to Mr Stocker.
25/245	<u>SCHOOL BUS SERVICE</u>  This item would be deferred until the January meeting with an update from Cllr Cox.
25/246	<u>VILLAGES IN BLOOM</u>  25125 Cllr Lippiatt gave an update confirming that eleven volunteers had come forward. Grants had been applied for with regards to self-watering planters. Discussions were taking place on making or acquiring interesting objects to turn into planters.  <b>RESOLVED to apply to Highways regarding licenses for planters on the Highway on behalf of Villages in Bloom.</b>
25/247	<u>LIGHT ON SWAN STREET</u>  The Chairman confirmed that the faulty light on Swan Street had been fixed by the contractor but a fault in the voltage had been reported to UK Power Networks. When UK Power Network attended the site it confirmed that the cabling did not belong to them so were considered private and an abortive charge had been raised of £786. The cabling came from column 1 in Swan Grove. It was agreed that the Chairman and Clerk would investigate further and bring the item back to the January meeting.
25/248	<u>ALLOTMENT PLOTS</u>  25126 <b>RESOLVED that the rental contract is amended and will be sent out to allotment plot holders with the yearly invoice.</b>  25127 <b>RESOLVED that a polytunnel of no more 9.6 x 12.10 x 6.7 (height) than can be erected on plot 6.</b>  25128 <b>RESOLVED that plot 9/10 be contacted to see how the clear up is going and to request a site visit. No renewal contract will be issued until Cllrs are happy with the site.</b>
25/249	<u>PLAY AREA</u>  This item will be deferred until the January meeting as the 2 <sup>nd</sup> quote has only arrived late that afternoon.
25/250	<u>PLAY AREA – FUNDING</u>  25129 <b>RESOLVED that the CIF Funding application was submitted prior to the deadline for 50% of the infant play equipment.</b>  25130 <b>RESOLVED to apply for Enovert funding.</b>  25131 <b>RESOLVED to apply for Awards for all funding.</b>  25132 <b>RESOLVED to apply for £500 from Wakes Colne Parish Council regarding a contribution towards maintenance.</b>

	<p>The Clerk confirmed that £1,000 had been secured from Cllr Sunnucks Locality Budget Fund towards the infant play equipment – Many thanks were given.</p>
<b>25/251</b>	<p><b><u>FINANCIAL MATTERS</u></b></p> <p>1) <b>FINANCIAL STATEMENT.</b></p> <p>The nine invoices including the Clerks' Salary and Pension were circulated to vet and agree. As per appendix A.</p> <p>25133 <b>RESOLVED that after further consideration the nine payments detailed on the schedule be authorised for payment.</b></p> <p>2) <b>MONTHLY BUDGET INFORMATION</b></p> <p>No items raised.</p> <p>3) <b>INTERNAL AUDIT</b></p> <p>25134 <b>RESOLVED to appoint J Stobart as the Internal Auditor for 2025/26 at a cost of £260.</b></p>
<b>25/252</b>	<p><b><u>CORRESPONDENCE RECEIVED</u></b></p> <p>All correspondence had been circulated to Councillors prior to the meeting.</p> <p>Deadline for Local Plan Consultation – 14<sup>th</sup> January</p> <p>Deadline for Local Government Reform – 11<sup>th</sup> January</p> <p>Deadline for Housing Needs Survey – 31<sup>st</sup> January</p>
<b>25/253</b>	<p><b><u>CHAIRMAN &amp; CLERK'S REPORT</u></b></p> <p>No report was given.</p>
<b>25/254</b>	<p><b><u>ITEMS FOR FUTURE MEETINGS</u></b></p> <p>Allotment Play Area Keeping the area under the viaduct clear Moving the time of the Parish Council meetings Buses Street Light Local Plan</p>
<b>25/255</b>	<p><b><u>Co-OPTION</u></b></p> <p>It was noted that one vacancy remains, no applications have been received.</p>
	<p>Cllr Chamley thanked everyone for attending, wishing everyone a Happy Christmas and closed the meeting at 8.59pm.</p> <p>The next meeting will be on Monday 12<sup>th</sup> January 2026, at 7.30pm in the Village Hall.</p> <p>Signed:.....</p>
	<p>Chairman of the Parish Council</p>
	<p>Date: 12<sup>th</sup> January 2026.</p>

MRS HELEN COOK

## CLERK TO CHAPPEL PARISH COUNCIL

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### Chairman's Signature

Approved Minutes – Full Council December 8<sup>th</sup> 2025

## Appendix A

<b>Description</b>	<b>Supplier</b>	<b>Net</b>	<b>VAT</b>	<b>Total</b>
Parish Office Telephone	Goldstar Networks Ltd	14.83	2.97	17.80
Expenses	H Cook	28.78	0.00	28.78
Room Hire - Meeting	Chappel & Wakes Colne Village Hall	32.00	0.00	32.00
Grass Cutting	JPB Landscapes	53.72	10.74	64.46
Allotment Water	Anglian Water Business Ltd (National)	155.66	0.00	155.66
Street Lighting - Electricity	Colchester City Council	180.01	36.00	216.01
PAYE	HMRC	21.07	0.00	21.07
Clerk's Salary	H Cook	526.83	0.00	526.83
Clerk's Pension	Essex Pension Fund	171.37	0.00	171.37

Chairman's Signature

Approved Minutes – Full Council December 8<sup>th</sup> 2025