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MINUTES

26th March 2026

Minutes of the Great Easton and Tilty Parish Council meeting held at 7.00pm on Thursday 26th March 2026 in the Great Easton Village Hall.

Present:

Councillors

Cllr T Martens (Chairman), Cllr J Stevens (Vice-chair), Cllr J England, Cllr D Hahn, Cllr P Neale, Cllr C Hurst, Cllr J Heath, Cllr M Benterman,

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3 members of the public attended including District Councillor Richard Haynes and District and County Councillor Martin Foley.

	The Chairman opened the meeting at 7.04 pm
03.26.01	Apologies for absence None.
03.26.02	Declarations of Interest None.
03.26.03	Minutes of the previous Parish Council meeting The minutes of the Parish Council meeting on 15 th January 2026 and the minutes from the Extraordinary Parish Council Meeting on 21 st January 2026 were approved as an accurate record and duly signed by the chairman.
03.26.04	Public participation session No questions were raised.
03.26.05	District and County Councillors' reports Cllr Foley reported on the government's decision to progress with the creation of 5 unitary authorities for Essex. Uttlesford will be joined with Epping Forest District Council and Harlow District Council to become a new Council for West Essex. He reported that Essex County Council were intending to appeal this decision to the Secretary of State as they preferred the 3 unitary authorities model instead. Details of where offices will be based in the new authority have not yet been finalized. Cllr Foley reported he has been campaigning to get better attention towards rural roads and has been following up our highway complaints. Cllr Foley also highlighted that there is a Locality Fund which will open in May and is to be focused at youth projects this year. Details of how to apply are on ECC website. Cllr Haynes reported that the local plan had been adopted. This was described as a big development as there has not been one in place for 20 years. He explained that the local plan covers 15 years but in practice it must be reviewed every 5 years. Cllr Haynes highlighted that there is a potential problem with the Plan which is the policy on landscapes and impact on landscapes. He suggested this should be dealt with through the Neighbourhood Plan and could be achieved by conducting a Landscape Impact Assessment to include any 'views' analysis. He suggested that photos

	of local views that residents value would be helpful to explain this. Cllr Haynes also reported that Uttlesford District Council were no longer using an outside contractor to repair its housing stock and that this work would now be conducted in-house by the council Cllr Haynes reported on a one-off grant aimed at start-up community projects, awarding up to £3000. He also noted that there are also heating oil grants available. Details of both grants are on the UDC website. Cllr Foley and Cllr Haynes were thanked for their detailed reports
03.26.06	Reports from Chair and councillors Great Easton Beacon: It was reported that the beacon has not yet been erected in the newly proposed position in the Great Easton Playing Field. This is because it has been very wet. It was agreed that Cllr Neale will approach a local resident who could help with the erection of this once the ground was drier. Action: Cllr Neale Parking near Tilty church: Cllr Stevens reported that there had been some consultation with residents about the car park being locked during the day. There had been some consideration of whether previous proposals for either a keypad to be installed to open the gate to visitors or, secondly, whether the gate could be opened during the daytime hours could be explored again. It was noted that there is a Tilty Parish meeting in May and that any Councillors who wished to could attend this meeting and make these suggestions again. Action: All Asset of Community Value on Field in Duton Hill: It was reported that the Parish Council had received notification that the Essex Wildlife Trust had notified Uttlesford District Council on 17th February of their intention to place the land up for sale. This means that interested parties have until 31st March to trigger the moratorium whereby no sale can go ahead for a further 6 months. It was reported that the Duton Hill Community Association were forming a company limited by guarantee and so were fully anticipating being able to trigger the moratorium.
03.26.07	Neighbourhood Plan – report and decisions Cllr Stevens gave the following report: • The responses from the Residents Feedback survey are in. There were many comments about the roads, the tranquility and landscape value as well as the joy of living in such a lovely area. • The Housing Needs survey was reported to be coming to an end with replies going directly to the RCCE. A report should be available from this survey at the end of April. • It was reported that the Neighbourhood Plan Group will start doing some road shows in May when the results of the survey are known and can be discussed with residents along with the next steps that the plan will take. The group will be looking for photos from residents of the views they enjoy. • Overall, it was reported that there was a lower representation in the first survey from Duton Hill and Tilty. Deadline to submit responses has been extended to 31st March. It was agreed that it should be publicized more to encourage participation. Action: All
03.26.08	Parish Council Financial Reports and Decisions The bank statements had been reviewed by councillors along with the receipts and payments since last meeting were agreed. The year to date, bank reconciliation and balances were agreed. The need to set the clerk up as a signatory was identified. Action: clerk
03.26.09	To review and amend the terms of reference for the Parks Working Group Cllr Martens explained that it was felt that this group required restructuring. It was proposed that instead of one large working group Great Easton and Duton Hill will have their own separate advisory groups and that decisions will come back to the Council. The appointment of Cllr Neale to lead the Great Easton Group was agreed. He is to choose two representatives from Great Easton. These individuals need to be put forward to the council via the clerk and agreed by the councillors. Action Cllr Neale The appointment of Cllr England to lead the Duton Hill Group was agreed. She is to choose two representatives from Duton Hill. These individuals need to be put forward to the council via the clerk and agreed by the councillors. Action Cllr England The new terms of reference for the Parks working Groups were agreed. The group members will be set each May. The lead councillor from each group shall report back at Parish Council meetings with this being listed as a specific Agenda item. Action clerk
03.26.10	To approve the revised Risk Assessment. This was approved.

03.26.11	To consider the financial decisions Clerks Training costs adjustment was agreed.																												
03.26.12	Planning applications, decisions and progress on planning matters - to include applications notified after agenda is published. It was noted that there were no applications currently open for consultation. It was reported that the following decisions had been made: To consider commenting on applications and appeals notified: <table><tr><th>Application</th><th>Address</th><th>Purpose</th><th>Current Position</th></tr><tr><td>UTT/25/3095/FUL</td><td>Orchard View Gallows Green Road Great Easton Essex CM6 3QS</td><td>Proposed erection of 1 no. self-build dwelling</td><td>Refused</td></tr><tr><td>UTT/25/3312/HHF</td><td>The Sparrows Duck Street Cox Hill Great Easton Essex CM6 2HL</td><td>Proposed replacement of flat roof with pitched tiled roof</td><td>Approved</td></tr><tr><td>UTT/26/0332/CLP</td><td>Woodlands Grange Green Tilty Dunmow Essex CM6 2EQ</td><td>Proposed single storey side extensions</td><td>Approved</td></tr><tr><td>UTT/26/0335/PDE</td><td>Woodlands Grange Green Tilty Dunmow Essex CM6 2EQ</td><td>Prior notification of enlargement of dwelling house by construction of additional storey</td><td>Application Not Required</td></tr><tr><td>UTT/26/0338/PDE</td><td>Woodlands Grange Green Tilty Dunmow Essex CM6 2EQ</td><td>Proposed single story rear extension</td><td>Application Not Required</td></tr></table> The following appeals to the Planning Inspectorate had been decided or were outstanding: <table><tr><td>UTT/25/00017/ENFNOT</td><td>The Dairy, Grange Green, Tilty</td><td>Against enforcement notice</td><td>Appeal In Progress</td></tr></table>	Application	Address	Purpose	Current Position	UTT/25/3095/FUL	Orchard View Gallows Green Road Great Easton Essex CM6 3QS	Proposed erection of 1 no. self-build dwelling	Refused	UTT/25/3312/HHF	The Sparrows Duck Street Cox Hill Great Easton Essex CM6 2HL	Proposed replacement of flat roof with pitched tiled roof	Approved	UTT/26/0332/CLP	Woodlands Grange Green Tilty Dunmow Essex CM6 2EQ	Proposed single storey side extensions	Approved	UTT/26/0335/PDE	Woodlands Grange Green Tilty Dunmow Essex CM6 2EQ	Prior notification of enlargement of dwelling house by construction of additional storey	Application Not Required	UTT/26/0338/PDE	Woodlands Grange Green Tilty Dunmow Essex CM6 2EQ	Proposed single story rear extension	Application Not Required	UTT/25/00017/ENFNOT	The Dairy, Grange Green, Tilty	Against enforcement notice	Appeal In Progress
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03.26.13	Representatives reported as follows on items not shown separately on the agenda: Open spaces including playing fields/play areas and trees It was reported that the surveyors are finalizing their Tree Survey, but it was unavailable at the time of the meeting. It was reported that the interim biodiversity environmental report had been received and had been circulated to all councillors. Footpaths, road safety and highways – It was reported by Cllr Neale that a flood warning sign that he keeps at the entrance to his property had been badly damaged by a vehicle. Cllr Neal agreed to try and repair it and report back to the Council. If it cannot be repaired, a new sign may need to be sourced. Action Cllr Neale. It was noted that there had been some incidents where pedestrians were running or walking on the side of the road in dark clothes and so were barely visible to the drivers of passing vehicles. There was concern that there may be an accident. It was agreed that an article should go into the Parish magazine to remind pedestrians to be visible when walking/running on the roads in the parish. It was also agreed that a poster should go onto the parish website Action clerk It was also noted that the drains on the highway near the Moat House entrance are full and need clearing. It was suggested that Essex Highways should be alerted to this. Action clerk River interests – no issues to report Airport – It was reported that once residents registered for the reduced airport drop off charge, these accounts are deleted after one year and so the resident must re register again to benefit from this discount. There was some discussion that the need to re-register should be advertised Action clerk Community activities and events – Great Easton Community Association are holding an Open Garden Event																												

	on Saturday 14th June. Duton Hill Community Association are holding a quiz on Saturday 25th April and a Family Fun Day on Sunday 3rd May. • Easton AFC It was noted that they may have put in a planning application for the erection of a replacement clubhouse. • IT, website, social media, and communications. GEPC website requires some updates. Cllr Hahn agreed to liaise with clerk over how to achieve this. Action clerk
03.26.14	Dates for the Annual Parish Council meeting and the Annual Meeting of the parish of Great Easton It was noted that the parish of Tilty would be holding its Annual Parish Meeting separately as it remained a separate civil parish but that the parish of Great Easton should also hold a meeting of electors between 1 March and 1 June. It was agreed that the Annual Parish Council meeting and the Annual Parish Meeting of Great Easton would be held on 28 May 2026 in the Three Horseshoes Pub, Duton Hill Action: Clerk
	There being no further business, the meeting closed at 8.32 pm.