

ARDLEIGH PARISH COUNCIL



To: Members of Ardleigh Parish Council

Council Members are summoned to attend the Ardleigh Parish Council meeting on

Monday 13 July 2026 at 7.00pm at Ardleigh Village Hall.

Rachel Edwards – Parish Clerk

Dated 8 July 2026

Rachel Edwards

This meeting is open to the public who are welcome to attend either in person (if there is sufficient space) or online. Councillors attending online are not considered to be officially present so are not permitted to vote. Note that the agenda includes some confidential, contractual and/or legal matters. In accordance with the Standing Orders and the Public Bodies (Admissions to Meetings) Act 1960 the Council may vote to exclude members of the public and press during discussion of such items.

The meeting will be recorded for the purposes of minute taking.

Microsoft Teams link to join the meeting online

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Meeting ID: 377 147 628 402 978 Passcode: RP2rx97G

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AGENDA

26.099	Chair's Welcome
26.100	Public participation session relating to items on the agenda
	There will be 15 minutes available if required. After this period, Chair will invite members of the public to leave, should they wish to do so. Chair will also remind them that at the close of this item they will no longer be permitted to participate without permission from the Chair.
26.101	Apologies for absence
	To receive apologies for absence.
26.102	Declaration and Register of Interests and Dispensations
	To receive declarations of any interests relating to agenda items and/or new dispensations.
26.103	Minutes of meeting held on 8 June 2026
	Councillors are asked to approve the draft minutes of the previous meetings as a true and accurate record and to note/reconfirm any delegated decisions subsequently made (see attachment).
26.104	Planning Infrastructure and related issues
	a) To receive a report from the Planning Infrastructure Working Group. b) To note Councillors met with Anglian Water Strategic Pipeline Project representatives on 10 June and consider further actions needed. (see attachments). c) To consider the response to the N2T Community Fund consultation. Three webinars are available on 16 July 3pm-4pm, 22 July 6-7pm and 29 July 12-1pm (see attachments). d) To note Councillors, District Councillor and Clerk met with Tarchon on 7 July 2026 before the non-statutory consultation event at the Village Hall.
26.105	Reports and Correspondence
	a) District and County Councillor reports To receive verbal updates from those present. Any written reports received from District and County Councillors are emailed to members. i. To note report from TDC Environmental Health Team regarding the fly issue (see attachments). b) Councillors' reports including reports of training or meetings. c) Clerk's report - To receive a report on key tasks undertaken since the last meeting including delegated decisions and key correspondence (see attachment).

26.106	Planning Applications
	To note the applications published/ received/ validated and/or decided since the last meeting. To consider comments on new applications and appeals, including any received after the publication of the agenda. To consider recommendations circulated prior to meeting (see attachment). Applications recommended for comment, and therefore possible discussion indicated below. (Those recommended for no comment may also be discussed). Applications recommended for comment: a) 26/00948/OUT Outline Planning Application (Access/Layout to be considered) - Erection of 6 detached dwellings. Land Fronting Ardleigh Road and Mill Lane, Great Bromley CO7 7TL Previous application to develop this site refused and dismissed at appeal. Site is outside Settlement Development Boundary, and proposal is contrary to Neighbourhood Plan, so strong objection. Clerk would confer with Great Bromley Parish Council. b) 26/01010/COUNOT Prior Approval Application, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for change of use of agricultural building to a dwelling. Wallings Nursery Ltd, 38 Harwich Road, Lawford, Manningtree Strong objection, outside Settlement Development Boundary, contrary to Neighbourhood Plan (NP not mentioned in application paperwork) Applications recommended for no comment: c) 26/00995/FULHH Replacement of existing roof including raising the eaves and ridge and the addition of dormer windows. Alteration to fenestration to ground and first floor. Jubilee Bungalow, Fox Street, Ardleigh CO7 7PW Suggest no comment - basic improvements to residential dwelling. d) 26/00945/FUL Erection of single storey self-build dwelling. Land to the rear of 5 Hunters Chase, Ardleigh CO7 7LW Site already has permission for a replacement dwelling, so principle of such development already established, so no comment. e) 26/00865/FUL Construction of one x 2-bedroom and four x 3-bedroom dwellings with associated boundary treatments, hard and soft landscaping and EV charging points (in lieu of Class Q prior approval 24/01025/COUNOT). Gods House Farm Harts Lane Ardleigh CO7 7QQ Principle of residential development on this site has already been approved - suggest no comment. f) 26/00928/LBC Application for Listed Building Consent - Consent for previous works undertaken to an internal fire fireplace. Tudor Cottage, Green Lane, Ardleigh CO7 7PD No comment. g) 26/00893/DISCON Discharge of conditions application for 20/00594/FUL - Condition 23(c) (Mitigation Strategy). Land adjoining Ipswich Road and Wick Lane, Ardleigh CO7 7QL Discharge of condition re archaeological site investigations on Surya site. TDC should determine. h) 26/00941/TCA Tree work in a Conservation Area - Accacia - Crown reduction 1-2m all over and balance crown. Holmesdale, The Street, Ardleigh CO7 7LD No comment. i) 26/00942/TCA Tree work in a Conservation Area - Accacia - Cut back and lift of buildings by 2 meters and balance crown. Westbury Lodge, The Street, Ardleigh CO7 7LD No comment. j) To consider comments on Great Bromley Parish Council applications. i. 26/00910/OUT Outline Planning Application (Access to be considered) - Outline application for up to 200 dwellings together with a local community facility (Use Class F2), public open space, childrens play areas, allotments, a community orchard, a mobility hub, and associated landscaping, drainage and infrastructure. Land at Bromley Cross, Carringtons Road, Great Bromley

	ii. 26/00912/OUT Outline Planning Application (Access to be considered) - Outline application for up to 90 dwellings, together with a local community facility (Use Class F2), public open space, children's play areas, allotments, a community orchard, a mobility hub, and associated landscaping, drainage and infrastructure. Land to North and South, Carringtons Road, Great Bromley. k) To receive an update from Cllr Smith on 25/01445/FUL, erection of an asphalt plant on land adjacent to Old Ipswich Road, Ardleigh. (Comments for Council to consider would be needed prior to future TDC Planning Committee)
Other/Appeals	To note or consider any other applications including enforcement issues. a) To note updates on the Flying Trade Group Application 20/00594/FUL. i. To confirm the delegated decision to apply for permission to proceed with a Judicial Review in relation to 26/00674/NMA. Costs of £3750 would be met by the Council and a Parish Councillor (see attachment). ii. Cllr Waters to update Council on action taken including Council's barristers and Planning Direct planning consultants. iii. To consider further action should permission to proceed with the Judicial Review be granted.
26.107	Community Projects, events and assets
	Community Projects and Initiatives To note reports received (Community Speedwatch (attachment), Ardleigh Practical Actions for Climate and Environment (APACE), Police reports, Millennium Green, Ardleigh Chronicle – see attachments).
26.108	Amenities and Contracts
	To receive reports and updates and agree actions on matters relating to Parish Council amenities including Council contracts and contractors, Play and Exercise equipment, Cemetery and churchyard matters, Village Hall matters, Other Amenities and Open Spaces issues, Biodiversity issues and updates (see attachments). a) To note updates on the potential land purchase on Harwich Road i. To re-confirm decision to request vendors solicitors obtain agreement for vacant possession following the conversation held between the Chair and the gentleman using the land. ii. To note latest communications in relation to the land purchase on Harwich Road and consider next steps (see attachment). b) To note report submitted by the Facilities and Maintenance Officer and consider any recommendations (see attachment).
26.109	Parish Council Finance and Staffing
	a) To receive financial reports to end June 2026 from the Responsible Financial Officer. (see attachments). b) To confirm the bills for payment for Parish Council and Village Hall including payments made using delegated authority and to confirm subscriptions and direct debits currently in place (see attachment).
26.110	Parish Council Governance and related items
	All documents available at https://ardleigh.website/formal-documents . (see dates in brackets)
26.111	Future meetings and meeting closure
	a) To confirm the scheduled next meeting on Monday 14 September 2026, 7.00pm, Ardleigh Village Hall (with remote link) and to flag any key issues for discussion. b) Meeting closes.