



Minutes of Dedham Parish Council

Planning Advisory Group meeting

6pm 7th September 2026

Duchy Barn, Dedham

Attendees: Cllrs Bourn Beeton, McLaughlin

Present: Clerk
2 Members of the public

26/021 Welcome and Apologies
Cllr Bourn welcomed everyone to the meeting.
No apologies for absence received.

26/022 Declaration of Interest
None were declared.

26/023 Agreement of the last minutes 6th July 2026
No meeting in August
These had been circulated and were taken as a true and accurate copy and were proposed by Cllr Beeton and seconded by Cllr Bourn All agreed.

26/024 Matters arising from the last meeting
On this agenda

26/025 Public Forum
(This will be restricted to 15 minutes)
Comments under planning appeal

26/026 Planning report recommendations on planning applications listed below:
026.1 Planning Applications – Observations conveyed under delegated authority since last meeting.

26/026.1 Update from Planning meeting 6th July 2026

261551 - Coopers Bottom, Coopers Lane, Dedham Colchester CO7 6AX

Proposed canopy to external dining terrace

DPC Comment: No comment

261459 - Hillside, The Heath, Dedham Colchester CO7 6BU

Proposed single storey rear extension

DPC Comment: No comment

261537 - Lamb Cottage, Birchwood Road, Dedham Colchester CO7 6ED
Proposed alterations to existing workshop and proposed gym

DPC Comment: No comment

261498 - 4 Church View, Long Road West, Dedham Colchester CO7 6EX
Installation of a roof-mounted solar photovoltaic (PV) system comprising 8 black solar panels (total capacity 3.52kWp, UKSOL) on the front facing roof slope of the dwelling

DPC Comment: No comment

261508 - The Old Bookshop, High Street, Dedham Colchester CO7 6HA
Listed building consent application for replacement of bay window and front door.

DPC Comment: No comment

261506 - Meadow Cottage, Mill Lane, Dedham Colchester CO7 6DH
Remove all conifers inside gate to right hand side. The owner is concerned due to the fire risk of discarded cigarette ends catching these alight and having a thatched roof on the property. I believe this has been confirmed by Manningtree fire services.

DPC Comment: No comment

261241 The Old Post Office, High Street, Dedham Colchester CO7 6HA
T1 - Holly and T2 - Laurel - Reduce in height by up to 2m and then reduce sides in by up to 1m whilst still keeping rounded shape.

DPC Comment: No comment

261299 Brook Street, Dedham Colchester CO7 6AD
Brook Street, Dedham 033478 ¹ Crown lift the Common Ash to provide 6m clearance over the highway to facilitate the safe passage of high-sided vehicles. 033479 ¹ Crown lift the Common Ash to provide 6m clearance over the highway to facilitate the safe passage of high-sided vehicles.

DPC Comment: No comment

261370 1 Hallfields Cottage, Manningtree Road, Dedham Colchester CO7 6AE
The demolition of existing rear extension and outbuilding, and construction of new side and rear extension, providing a new kitchen and playroom at ground floor, and two additional bedrooms at first floor

DPC Comment: General observation that the extension should be in red brick to match the surrounding area. Clerk to add to website.

26/026.2 Planning Applications – Decisions received since last meeting
None at time of posting of agenda

Babergh Council Appeal – River Land

The Parish Council received a late notification from Babergh Council regarding an appeal by the landowner concerning the land adjacent to the river and the permitted times of use exceeding the agreed 28-day period. The notification was received after the Parish Council agenda had been published. Local residents are able to access the appeal documentation

online and submit their comments directly. The Parish Council intends to submit its formal response before the deadline of **24 September 2026**.

The Clerk informed the council that this was not on the agenda so should not be discussed.

Although the matter was not included on the published agenda and therefore could not be formally resolved, the Council agreed to discuss it informally due to the approaching submission deadline.

The draft response was reviewed and identified three key areas:

The draft response was reviewed and identified three key areas:

1. **Planning permission and appeal matters:** The response will clarify the grounds on which planning permission was granted and the relevance of the current appeal. It was noted that the Secretary of State has the authority to determine planning appeals and that the Planning Inspectorate has considered matters relating to parking and the use of the field.
2. **28-day permitted use:** It was noted that, as a matter of fact, the 28-day allowance had been fully utilised by the end of 2025. The landowner was subsequently contacted regarding the continued use of the site beyond the permitted period. It was also noted that parking within the lay-by forms part of the relevant meadow/field area and should therefore be taken into consideration.
3. **Evidence of site use:** The draft response will state that the site was not open for the full 28-day period as claimed. The Parish Council has supporting evidence, including dated and time-stamped photographs, which will be submitted with the response.

The Council agreed that the available evidence should be included as part of its formal submission. Particular reference will also be made to **non-agricultural use** of the land.

Cllr McLaughlin was thanked for his work in preparing the draft response.

The final wording will be agreed by the Parish Council, with the relevant photographs and supporting evidence added before submission. The response will be submitted in the **Clerk's name** and must be received by **24 September 2026**.

Guidance on how local residents can submit their own responses to the appeal will also be made available on the Parish Council website.

26/027

Locality plan update

027.1 Additional parking in Dedham

Cllr Beeton informed the council of a conversation that she had with Colchester City Council planning department regarding additional parking in the Local plan. There was a further discussion on this and this information will be sent to the Chairman and then circulated to all councillors for the next meeting.

26/028

Time and date of next meeting

5th October 2026 6pm

26/029

Chairmans closure of meeting

Meeting finished at 6:28pm

Signed:

Cllr Bourn

Dated