



Appendix A

FRATING PARISH COUNCIL

Memorial Hall, Main Road, Frating, CO7 7DJ.

Clerk to the Council: Kay English

Email: clerk@fratingparishcouncil.gov.uk

Website: www.fratingparishcouncil.gov.uk

MINUTES of the FRATING PARISH COUNCIL MEETING held at the Memorial Hall on Monday 2nd February 2026 at 19:30hrs.

Present: Cllr Terry Cuthbert (Chairman)
Cllr Paula Bland (Vice Chairman)
Cllr Jean Hynes
Cllr Sally Potter
Kay English, Clerk to the Council

Also present:
Cllr Aimee Keteca
Two members of the public

Announcement:

The Clerk informed the Council that Cllr Veronica Morris was no longer a member of Frating Parish Council (FPC). A Notice of Vacancy had been issued to the Tendring District Election Team in accordance with the required procedures. The Council now had three vacant seats.

02.26.108 APOLOGIES FOR ABSENCE

There were no apologies.

02.26.109 DISCLOSURE OF INTERESTS

It was **RESOLVED**: That members would raise relevant disclosures of interest at applicable agenda item.

02.26.110 PUBLIC QUESTIONS

Question 1: A resident expressed concern about the disruption caused by frequent fireworks noting the distress this caused to pets. He asked whether the council could raise awareness of this issue in future communications.

Answer: The Chairman advised that the matter could be highlighted in a newsletter or leaflet circulation.

Question 2: Concern was raised about building activity at a property in the village potentially being carried out without the necessary planning permission.

Answer: It was noted that converting a property into a House in Multiple Occupation (HMO) required both planning permission from Tendring District Council and an appropriate licence.

02.26.111 MINUTES

Members RECEIVED and CONSIDERED the draft Minutes of the Frating Parish Council (FPC) meeting held on 1st December 2025 (Appendix A)

It was **RESOLVED**: That the Minutes of the meeting held on Monday 1st December 2025 be **APPROVED** and signed by the Chairman.

02.26.112 MATTERS PENDING

Members RECEIVED and CONSIDERED a list of the Parish Council's current outstanding actions as outlined in Appendix B.

It was **RESOLVED**: that the Matters Pending be **NOTED**.

02.26.113 REPRESENTATIVES' REPORTS

i. Cllr Carlo Guglielmi (ECC) was not in attendance, but his report was circulated prior to the meeting.

ii. **Local Plan Update:** Cllr Aimee Keteca (District Council) confirmed her strong support for residents' concerns regarding the scale of development proposed within the Local Plan noting that although the document was detailed, the housing expectations appeared unrealistic. She expressed full support for the Parish Council's position.

The Chairman reported that the TDC Corporate Director attended a FPC meeting last year and had been invited again to an informal (non-public) briefing session later this month to provide further insight into the implications of the Local Plan proposals. The Clerk would forward the meeting details to Cllr Keteca.

Public consultation would run from 9 February to 23 March. A request was made for an additional public meeting to be held in Frating alongside the four venues already arranged. However, Frating Memorial Hall had insufficient parking to host such an event and Great Bromley may be a more suitable alternative. Cllr Keteca agreed to explore whether she could influence the choice of a closer venue.

Concerns were raised about a piecemeal approach to development without the necessary supporting infrastructure. Members stressed the need for more definitive information, particularly regarding the impact of additional housing and potential for significant traffic congestion in the area. The cost of upgrading the sewage system to support further dwellings would be substantial; while developers were expected to fund such work, they were unlikely to be able to do so, meaning Government funding would be required.

iii. **TDLAC:** Cllr Bland reported on the recent TDLAC meeting. The Speed Watch team provided an overview of their role, which focused on education and raising awareness of speeding within local communities. Volunteers were essential to the scheme and additional promotion of Speed Watch was encouraged. If Frating Parish Council wished to participate, each session would require three volunteers and could be either planned or ad hoc. Although no fines were issued, drivers identified as speeding were notified and sent a warning letter. The scheme also recorded failures to wear seat belts. Participation was open to residents as well as councillors.

Wind Farms: Jayne Marshall, Ardleigh Parish Council attended the meeting to speak about the consultation on Five Estuaries and North Falls noting that some parish and town councils were taking legal advice on this issue.

Local Plan: Gary Guiver, Corporate Director, TDC provided an update on the Local Plan.

iv. **Thorrington Church:** Cllr Bland outlined a possible Bluebell Open Event noting that it would depend on volunteers coming forward to assist with the arrangements. She would keep members updated as plans progressed.

It was RESOLVED: that the representatives report be **NOTED**.

02.26.114 CHAIRPERSON'S REPORT

i. **Replacement & New Bins:** The bin near the bus stop had been replaced and re-positioned. Additionally, a new dog-waste bin was installed. Although a resident questioned the location of the dog-waste bin, it was confirmed that its placement allowed for easy waste collection without causing any obstruction. The situation would continue to be monitored. Bins were usually emptied twice a week with the operative deciding when emptying was necessary. Missed collections should be reported to TDC and any concerns directed to the Clerk.

ii. **Alresford Via Duct Signage:** The Traffic Order was in place, but the required signage had not yet been installed. If this was not completed soon the matter would be followed up.

iii. **Tesco Store, Great Bentley:** Planning permission for a new store was granted on appeal despite prior refusal. One Stop, also owned by Tesco, would continue to operate alongside the new store. Traffic congestion was still anticipated in the area.

At this point of the meeting the flooding and surface water problems were discussed noting that the situation had improved this winter though surveys were ongoing and results pending. Another MAG010 meeting was scheduled for March 2026.

It was RESOLVED: That the Chairman's report be **NOTED**

02.26.115 CLERK'S REPORT

The Clerk reported that her CiLCA training would commence in February 2026

It was RESOLVED: That the Clerk's report be **NOTED**.

02.26.116 PLANNING & ENVIRONMENT

i. TDC Planning Update: Local Plan

Addressed earlier in the meeting under Minute 02.26.113

ii. Planning Applications:

[25/01763/FULHH](#)

2 Hall Cottages

It was RESOLVED: that there were no objections to the planning application noting that planning consent had already been given by TDC.

iii. **Planning Appeals:** None received.

iv. **Vehicle-Activated Sign report (Appendix C):** it was noted that the number of vehicles exceeding the speed limit remained static at around 5%

It was RESOLVED: that the number of speeding vehicles be kept under review.

02.26.117 FINANCE

i. Donation request from Essex & Herts Air Ambulance Trust (Appendix D) was considered.

It was RESOLVED: that a donation of £200 be **APPROVED**.

ii. Schedule of Payments and Receipts 01.12.25 – 31.01.25 (Appendix E)

It was RESOLVED: that the schedule of payments and receipts be **APPROVED**.

iii. Schedule of Invoices for payment in February 2026 was circulated prior to the meeting.

It was RESOLVED: that the schedule of invoices as presented by the Clerk be **APPROVED**.

02.26.118 GOVERNANCE

i. Notice of Co-Option: the Clerk confirmed that a Notice for Co-option for two FPC vacancies was displayed on the notice board and website; further information was available by contacting the Clerk.

It was RESOLVED: that the council vacancies be **NOTED**.

ii. Asset Register (Appendix F): updated.

It was RESOLVED: that the Asset Register dated February 2026 be **APPROVED**.

iii. Risk Management Register (Appendix G): updated.

It was RESOLVED: that the Risk Management Register dated February 2026 be **APPROVED**.

02.26.119 LEISURE & FACILITIES

Closed Churchyard

The project was nearing completion with FPC scheduled to assume responsibility for the open space on 1st April 2026. TDC provided written confirmation of this arrangement, which would be formally acknowledged. Prior to the handover, TDC was expected to supply a maintenance schedule along with other relevant information.

It was RESOLVED: that the current position regarding the closed Churchyard be **NOTED** and transfer to FPC on 1st April 2026 be **APPROVED** subject to receiving appropriate funding from the District Council.

02.26.120 ITEMS FOR INCLUSION ON THE AGENDA OF A FUTURE PARISH COUNCIL MEETING

Items for inclusion on the agenda for the next meeting should be referred to the Clerk.

02.26.121 DATE OF THE NEXT PARISH COUNCIL MEETING

The next Parish Council meeting was scheduled to take place on Monday 2nd March 2026 at 19:30hrs at Frating Memorial Hall.

The meeting closed 8.20 pm hours.

Signed..... Date.....



Appendix B

FRATING PARISH COUNCIL

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AGENDA ITEM 5 – MATTERS PENDING

PLANNING & ENVIRONMENT

- 04.25.149** i.Road Safety measures: reduction in speed limit to 30mph
ii.New Mineral Site A69.

LEISURE & FACILITIES

- 04.25.45** Transfer of Churchyard.

COMMUNITY

- 05.25.13** Thorrington Church, Frating: support and promotion.

GOVERNANCE

- 06.25.29** S101 Agreement/S106 Funds: Closed Churchyard.



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NOTES of the FRATING PARISH COUNCIL BRIEFING: Local Plan Briefing Memorial Hall on Monday 11th February 2026 at 14:30hrs.

Present: Cllr Terry Cuthbert (Chairman)
Cllr Paula Bland (Vice Chairman)
Cllr Jean Hynes
Cllr Aimee Keteca (District Council Representative)
Kay English, Clerk to the Council
Gary Guiver, Director of Planning & Community, Tendring District Council

Apologies: Cllr Sally Potter

Overview

Gary Guiver attended the meeting to outline the proposals of the Local Plan with a particular focus on Frating. The current consultation runs from **9 February to 23 March 2026** with a second round later in the year. The proposal included a Garden Village around the Hare Green area of around 4,500 homes. Slide 15.

Housing Targets

- Initial proposal: 550 additional homes per year.
- Government-imposed target: 1,063 homes for Tendring per year, forming part of 18,071 homes across Tendring (a 24% increase).
- Targets were mandatory and not adjusted for local demographics or economic context.
- Deliverability was uncertain due to the scale and ambition of the requirement including availability of labour and materials

Consultation

- Community input was essential to shape the proposals; FPC requested a dedicated drop-in session for Frating residents, which Mr Guiver agreed to consider.
- Proposals may be amended based on feedback, but housing numbers would not.
- Online consultation form for comments would be improved for ease of use.

Infrastructure

- Hare Green Garden Village (approx. 4,500 homes) would require major infrastructure delivered in phases, with schools and healthcare built to support the housing growth.
- Infrastructure demands included new roads, sewage upgrades and utilities; developer contributions alone would be insufficient.
- The completion of Phase 2 of the A1331 link road at Tendring Colchester Borders Community was expected to require government funding, with the estimated cost reaching £86 million. This figure highlights just how costly such infrastructure projects can be.

- Approach differs from Great Bentley, where development occurred piecemeal.

Master Plan & Traffic Modelling

- Building was unlikely to happen before 2032 with potential delays from political or economic changes.
- A Master Plan provided by the Planning Agents outlined transport links, bus routes and traffic management. Slide 16.
- FPC raised concerns about congestion and impacts on tourism.
- Traffic modelling assumed reduced car use and increased home working but this conflicted with residents' experience with already congested roads.
- Developers may produce their own Master Plan though TDC would ideally retain control.

Other Considerations

- **Affordability:** New homes may not be affordable for local residents with inward migration expected.
- **Mineral Sites:** Frating remained a principal mineral extraction area; the Mineral Sites Plan would sit alongside the Local Plan
- **Compulsory Purchase Powers:** This was possible but historically rare; landowners usually cooperated.

Timescales (Indicative)

- 2026–27: Consultation and submission to Secretary of State
- 2027–28: Master-planning
- 2028–29: Outline planning permission
- 2029–30: Reserved matters
- 2030–31: Discharge of conditions
- 2031–32: First homes built
- 2031–42: 1,700 homes delivered
- 2042–53: 2,800 homes delivered (approx. 250 per year)

Future Strategy

A Development Plan Document (DPD) would:

- Define the Garden Village boundary and development quantum.
- Set design, delivery and phasing policies.
- Ensure no planning consent was granted until the DPD was adopted, unless proposals do not prejudice comprehensive development.
- Link each phase of development to the delivery of required infrastructure.
- Be prepared with full community and stakeholder engagement.

Slide 22.

Appendix – presentation slides

Tendring District Council Local Plan Review

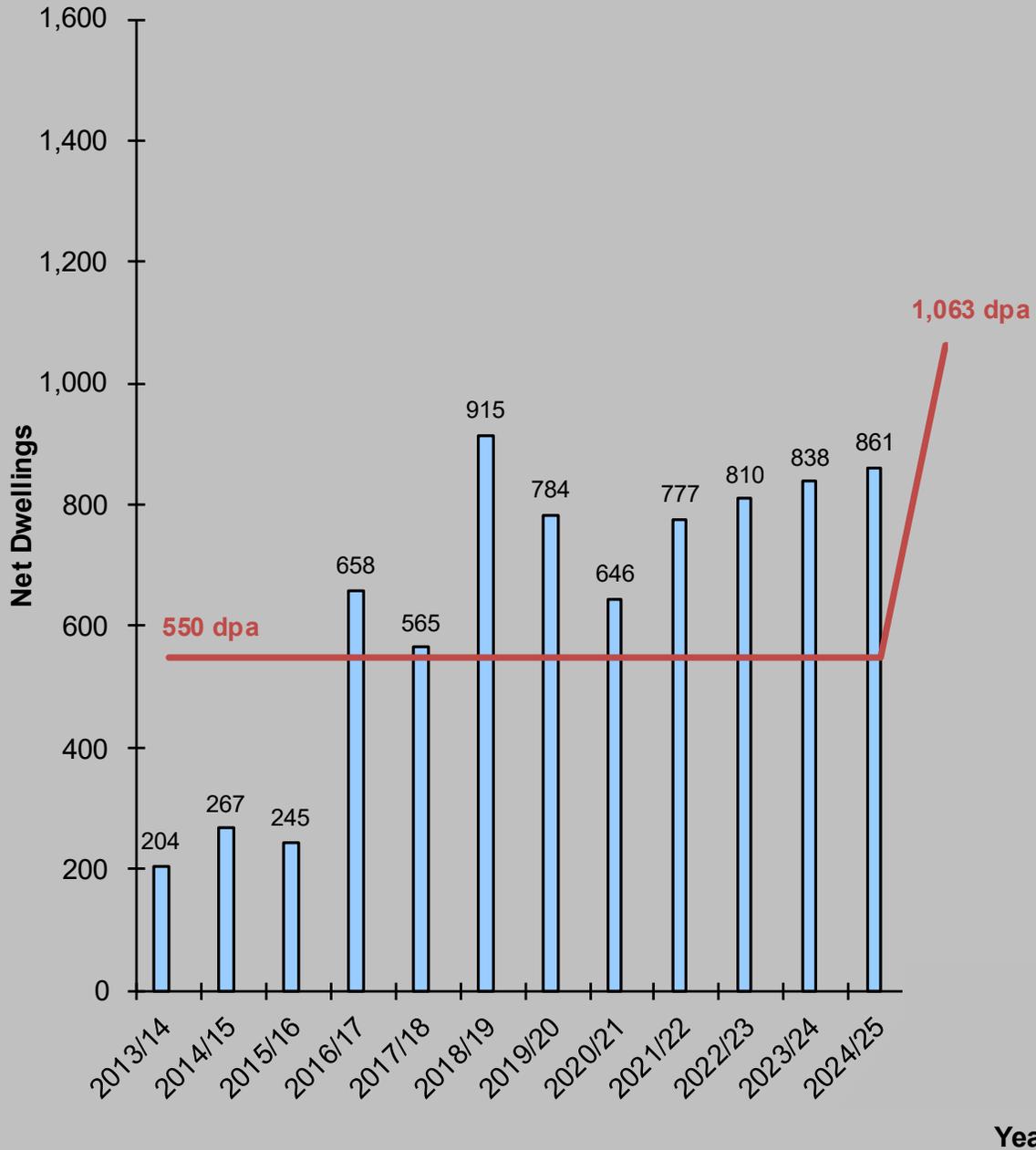
Update for Frating Parish Council

11 February 2026

Tendring
District Council

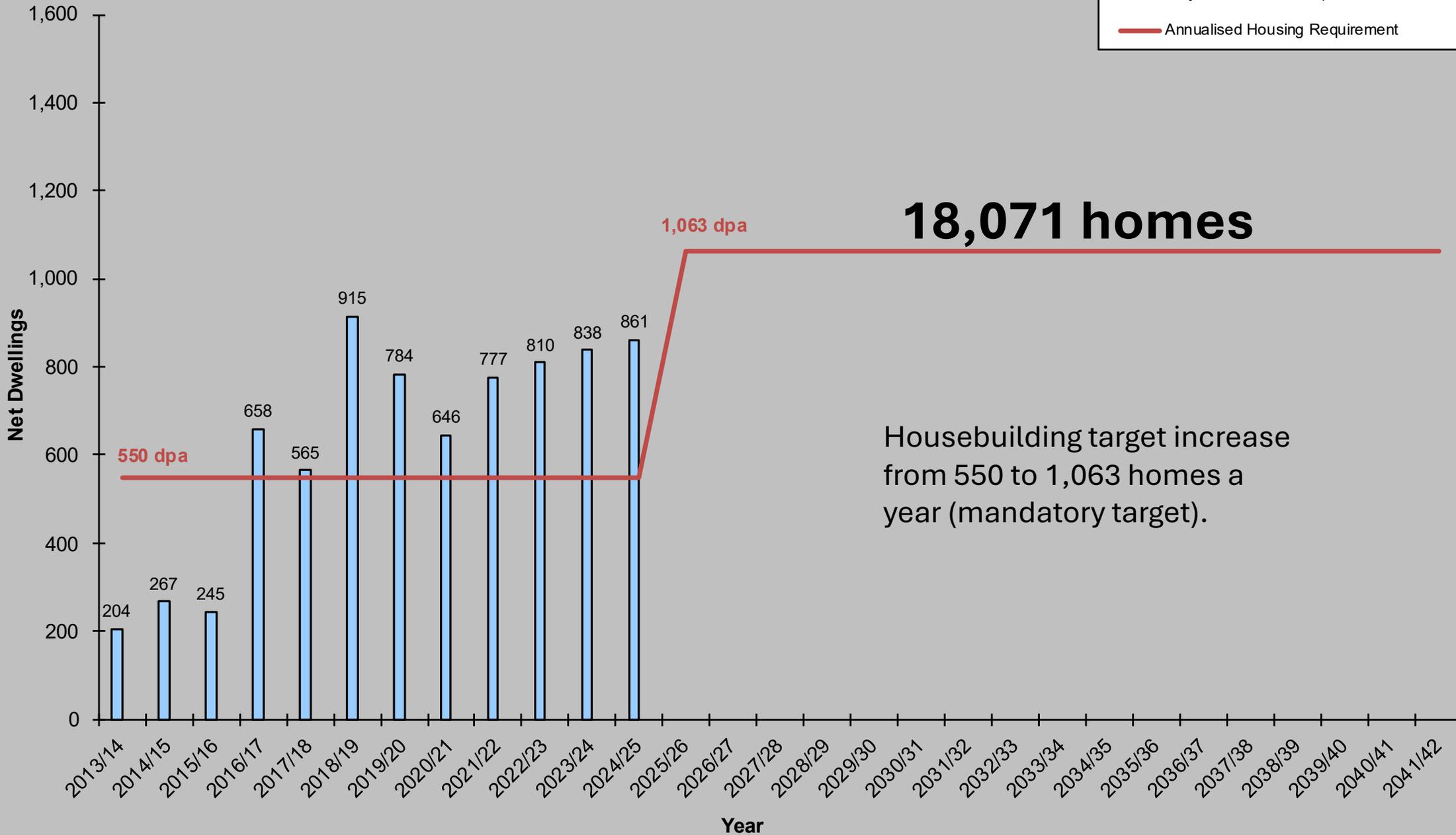


Housing Trajectory 2013 - 2042



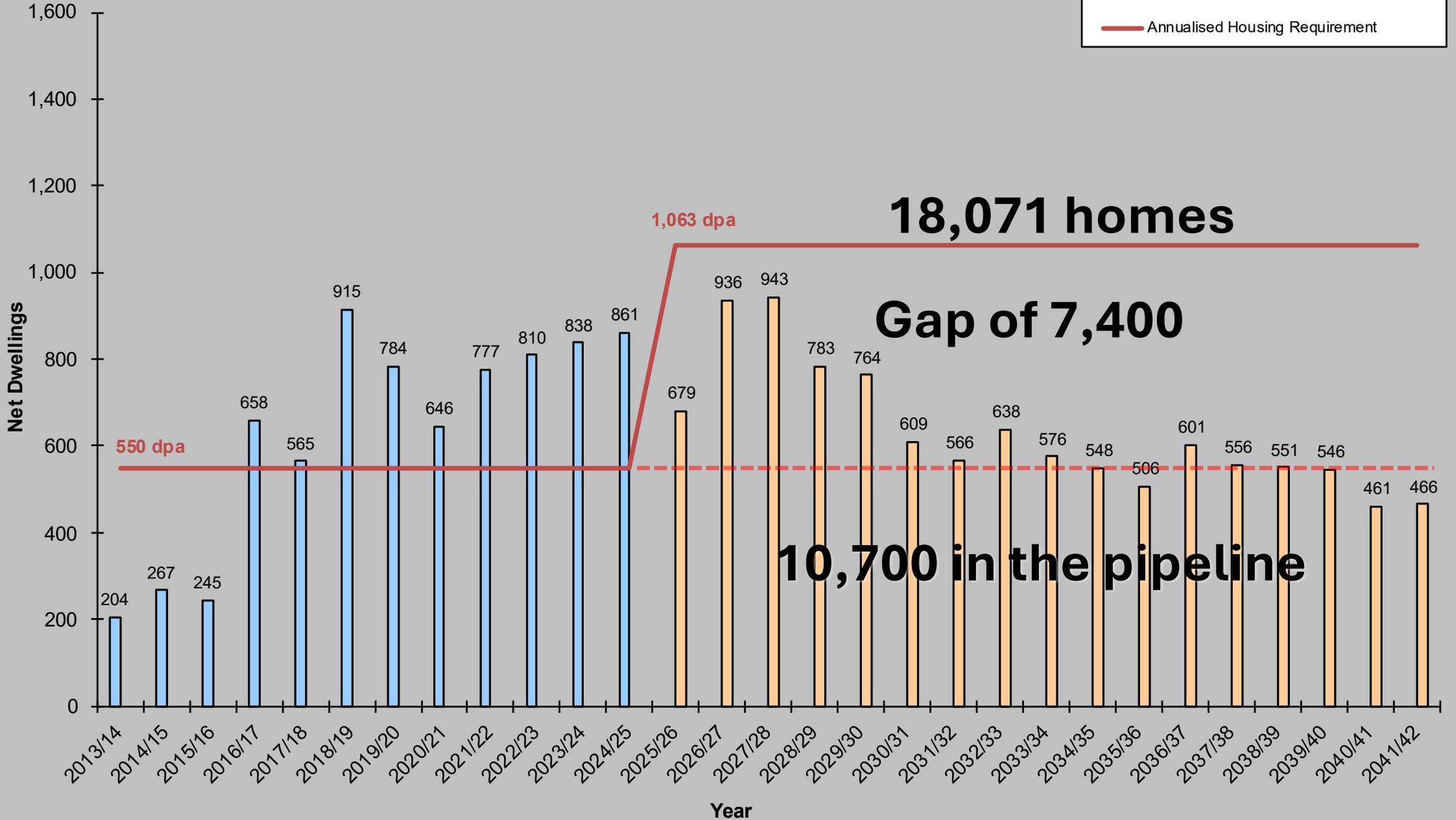
Housebuilding target increase from 550 to 1,063 homes a year (mandatory target).

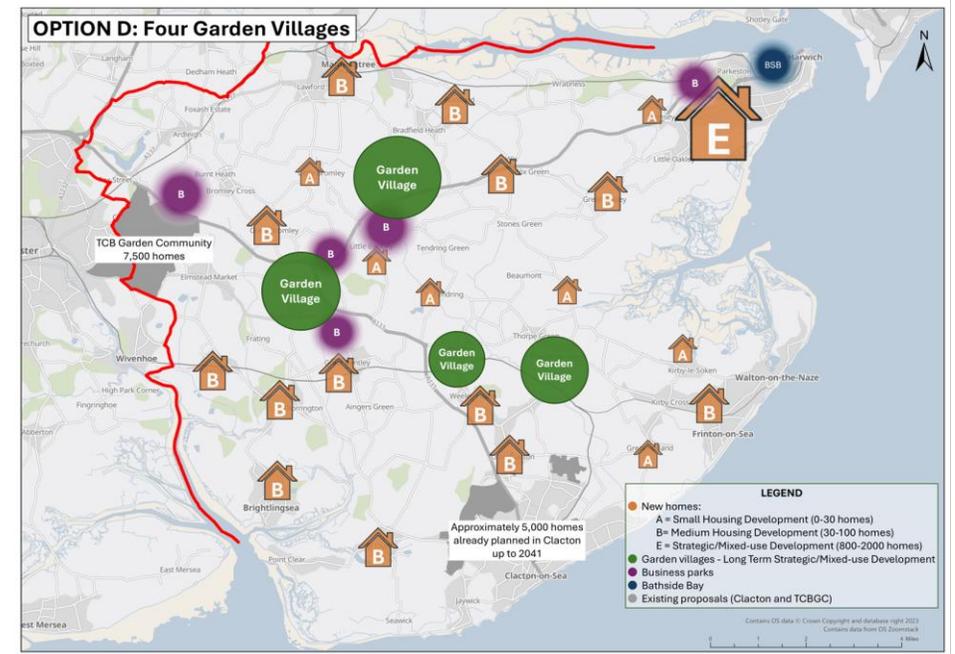
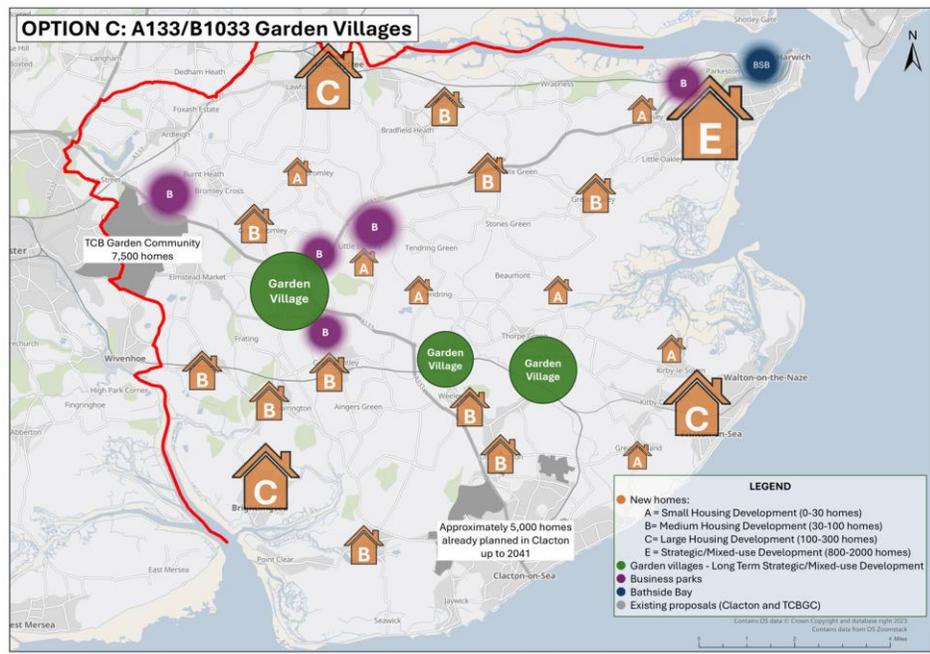
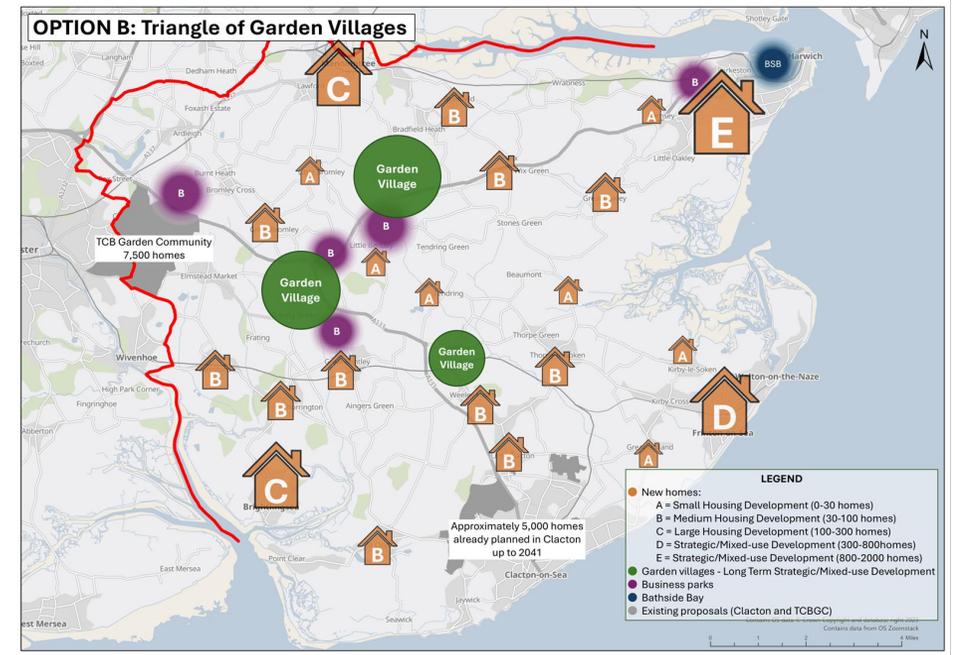
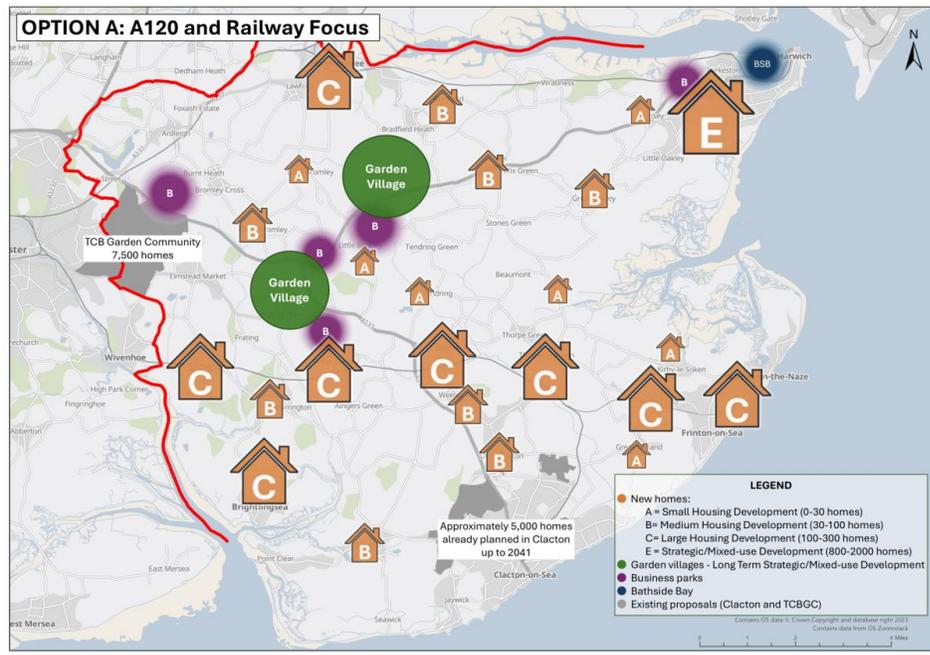
Housing Trajectory 2013 - 2042

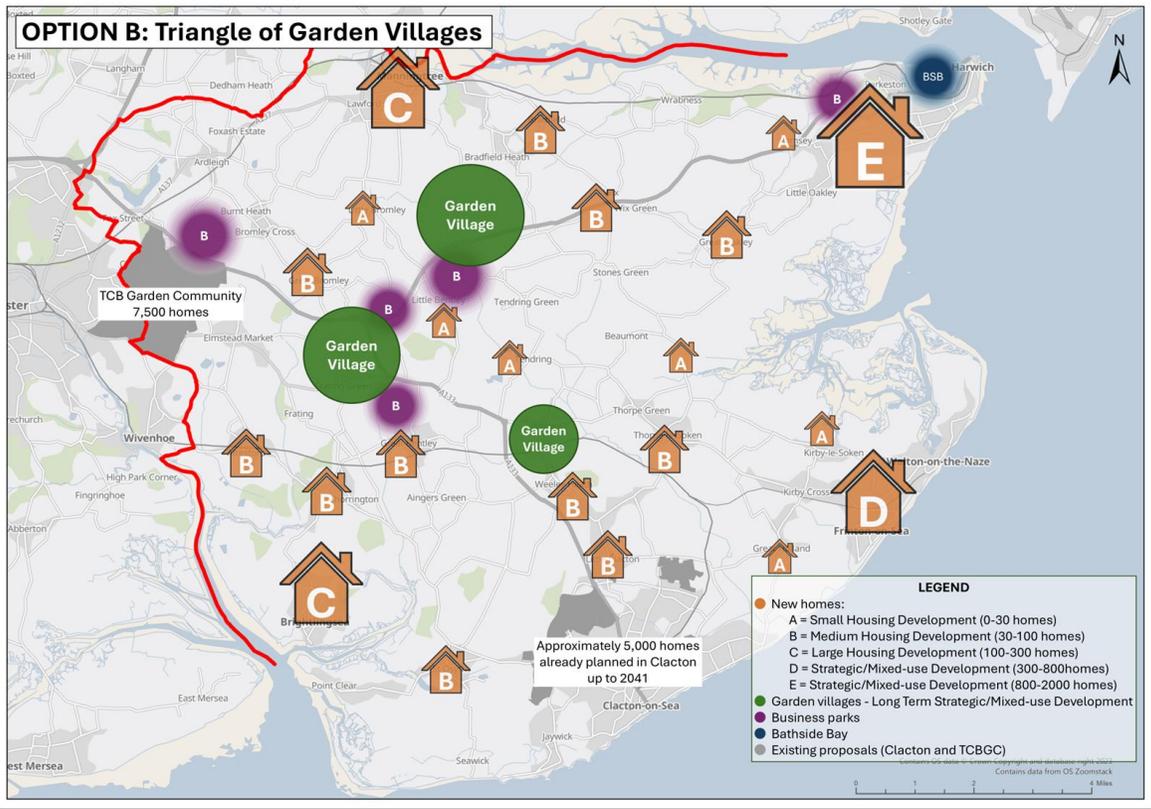
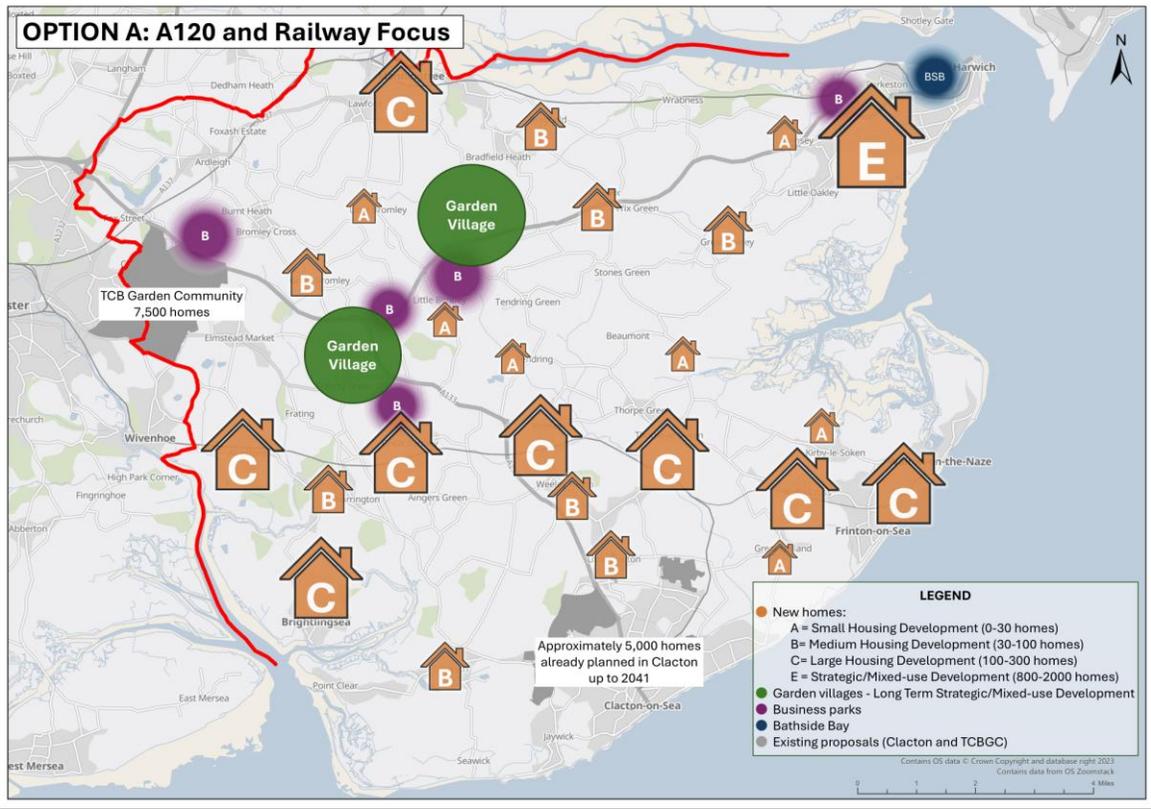


Housing Trajectory 2013 - 2042

- Previous Completions
- Projected Annual Completions 2025-2042
- Annualised Housing Requirement

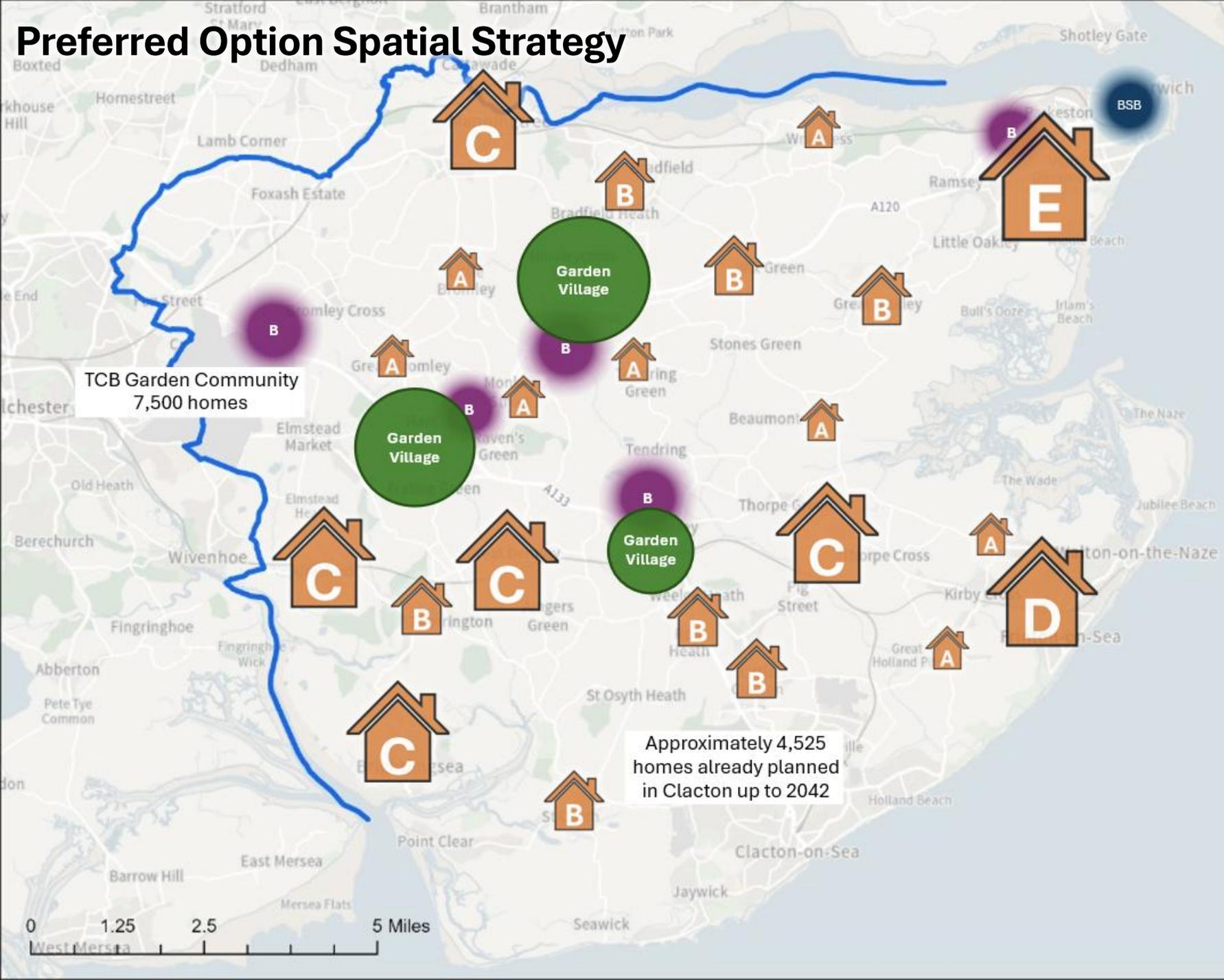








Preferred Option Spatial Strategy

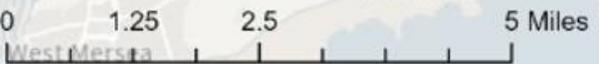


TCB Garden Community
7,500 homes

Approximately 4,525
homes already planned
in Clacton up to 2042

LEGEND

- New homes:
 - A = Small Housing Development (0-30 homes)
 - B = Medium Housing Development (30-100 homes)
 - C = Large Housing Development (100-300 homes)
 - D = Strategic/Mixed-use Development (300-800homes)
 - E = Strategic/Mixed-use Development (800-2000 homes)
- Garden villages - Long Term Strategic/Mixed -use Development
- Business parks
- Bathside Bay
- Existing proposals (Clacton and TCBGC)



Preferred Option Spatial Strategy

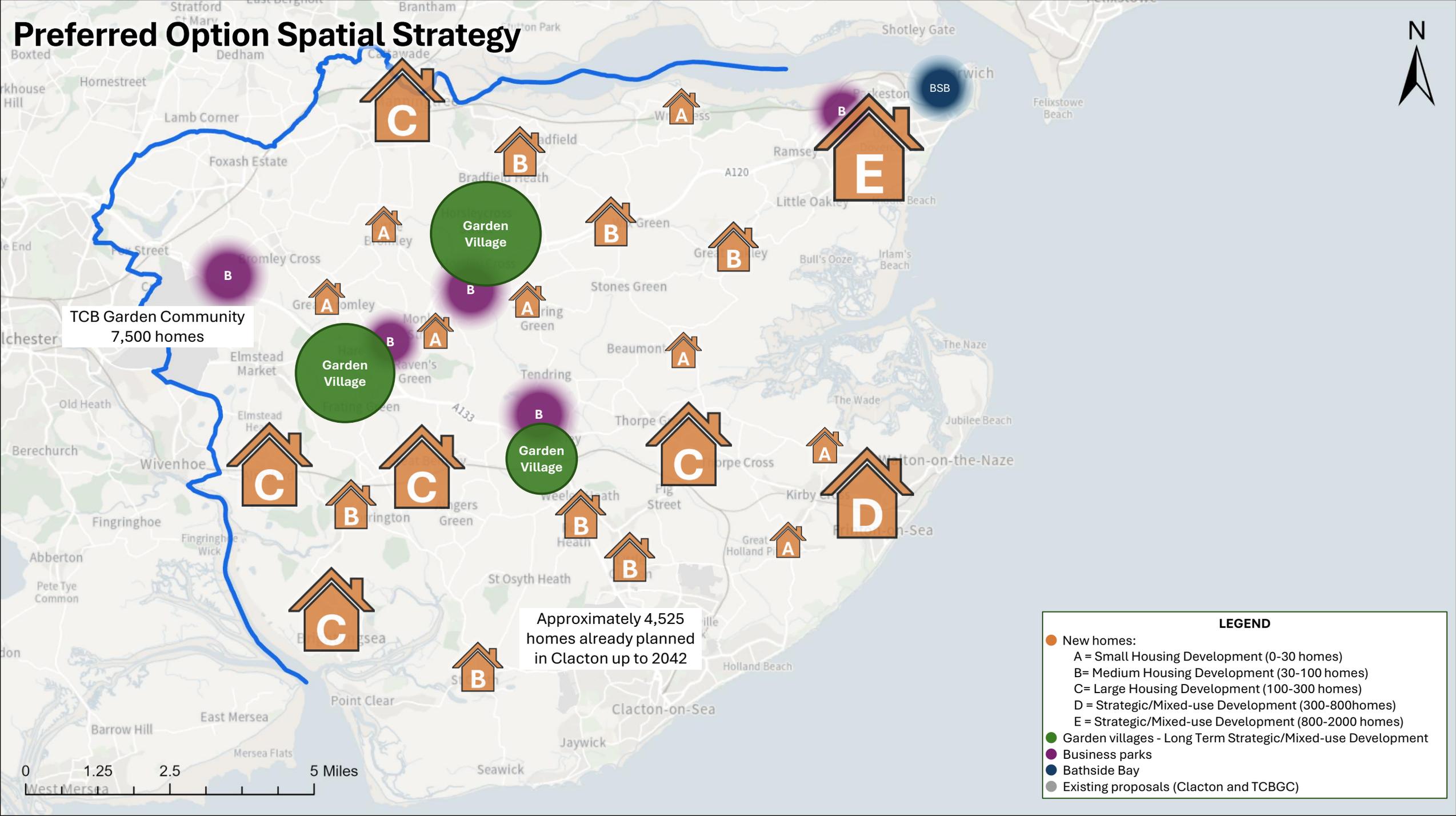


TCB Garden Community
7,500 homes

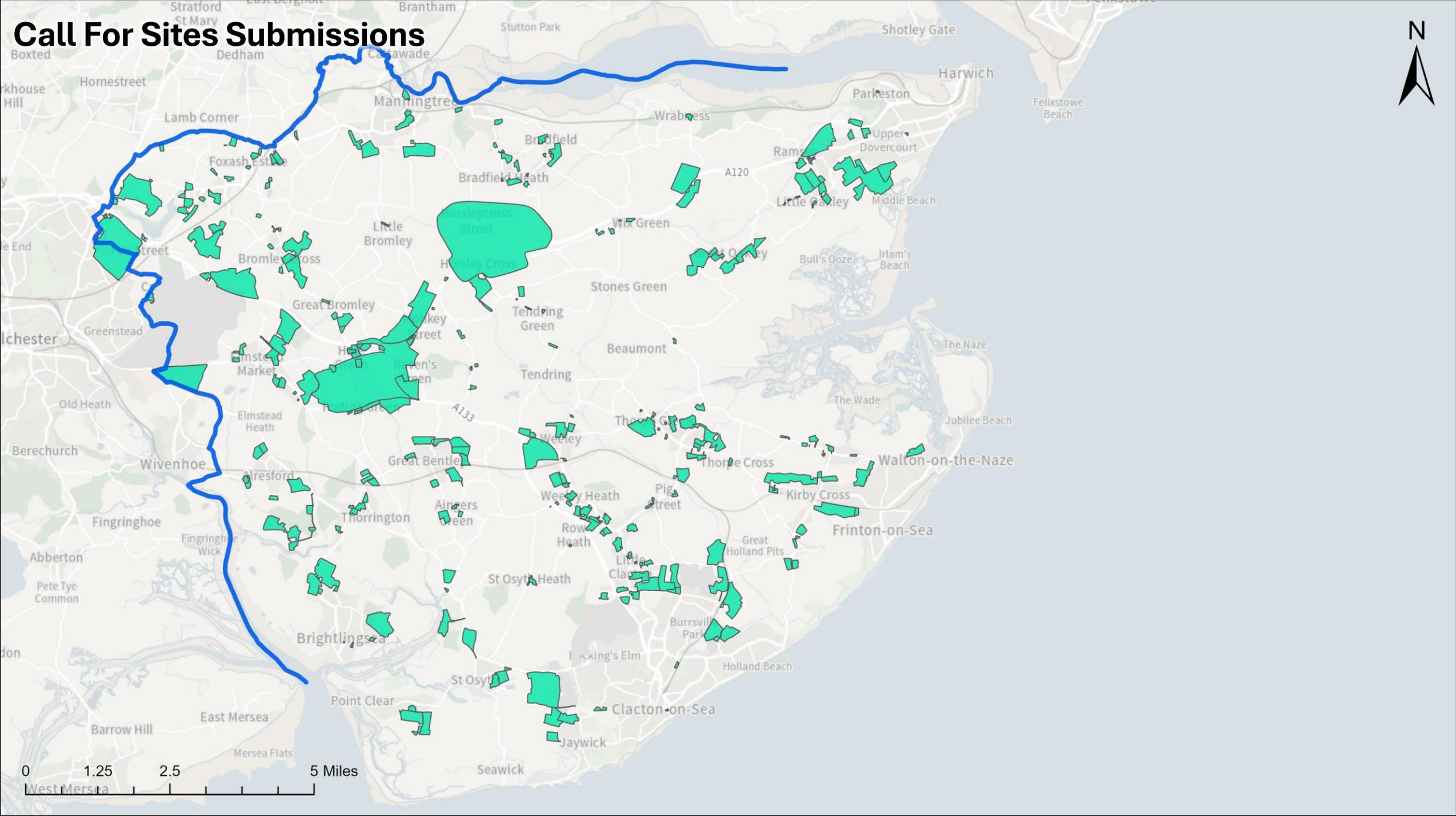
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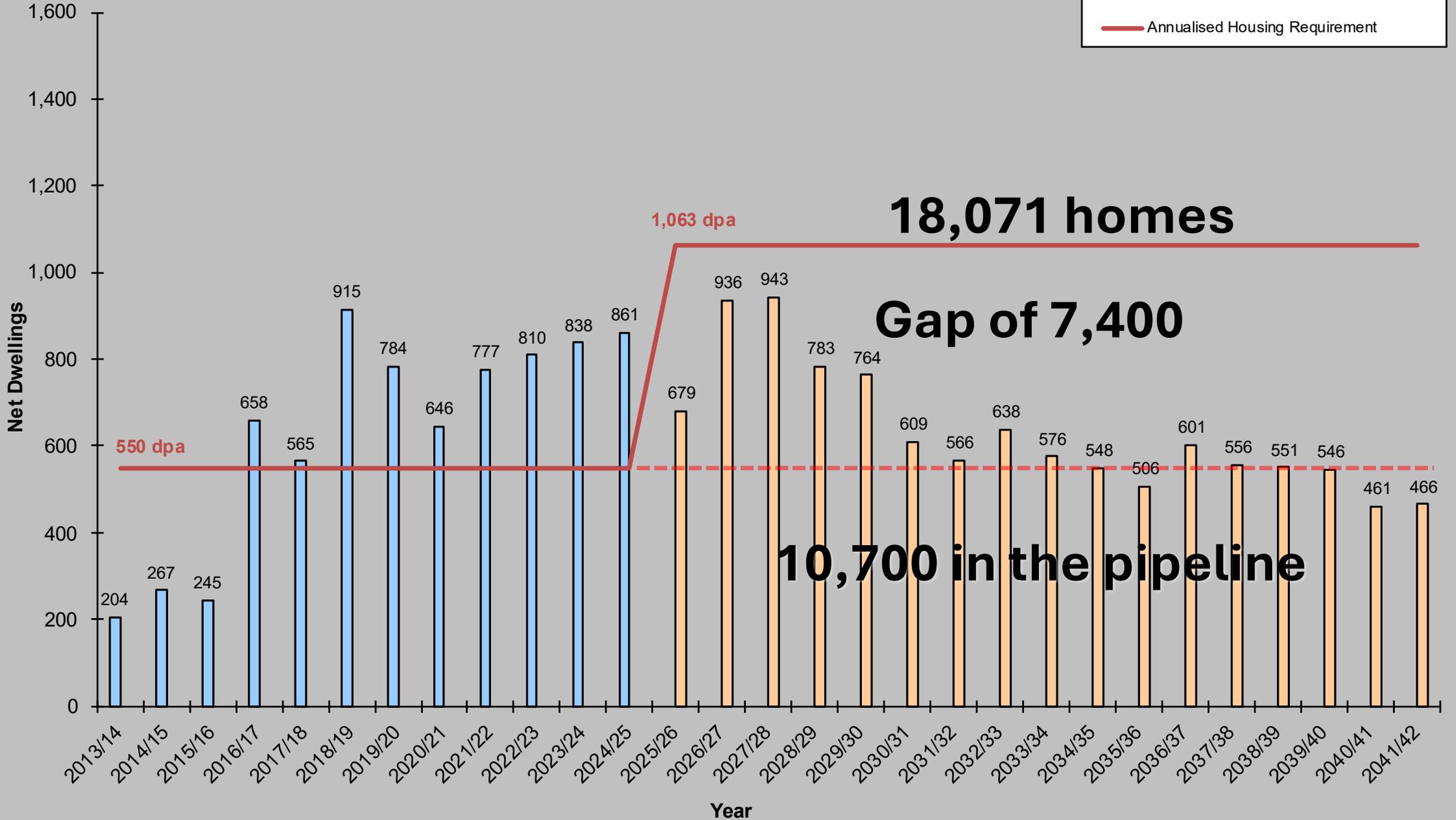


Call For Sites Submissions



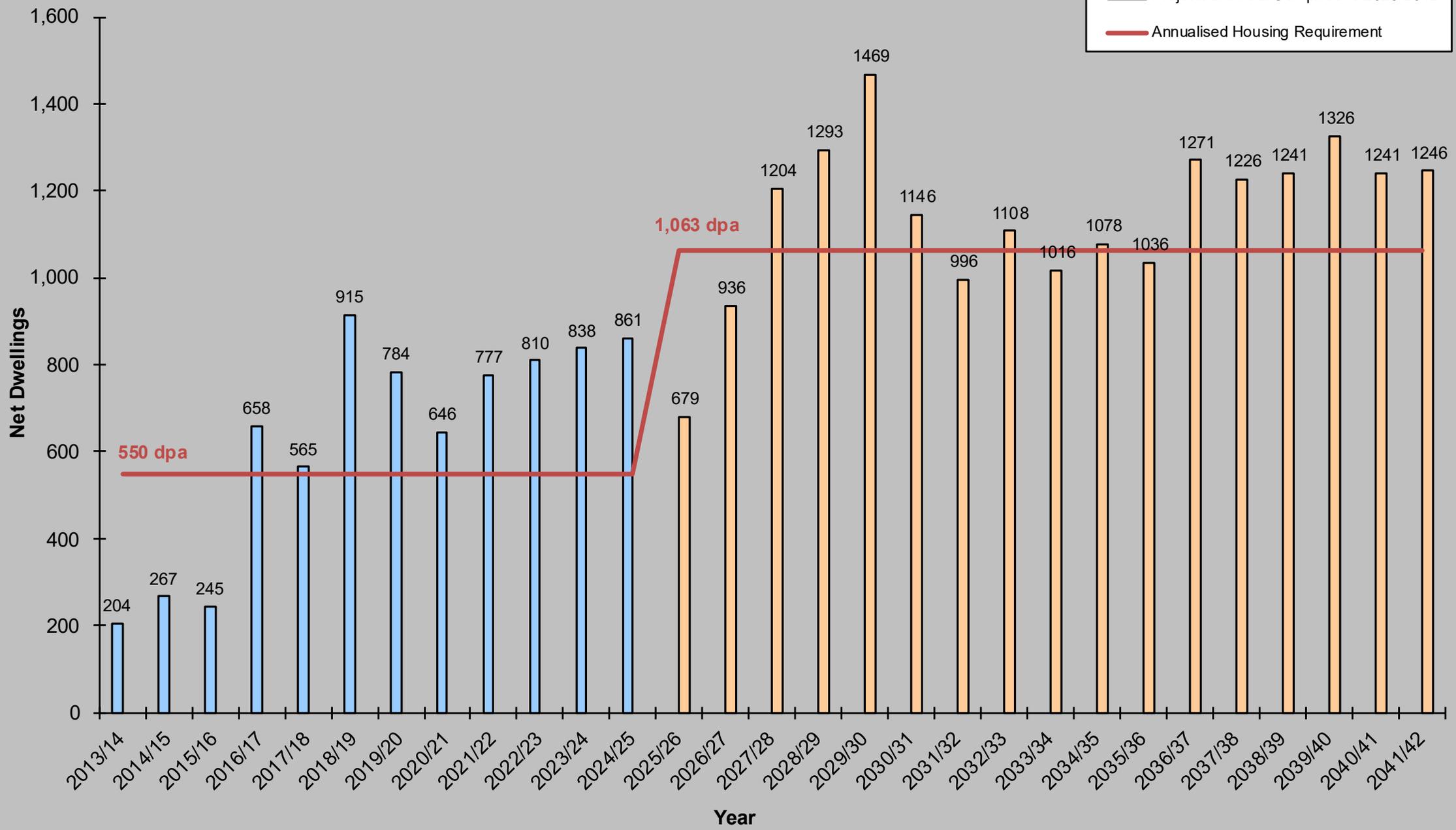
Housing Trajectory 2013 - 2042

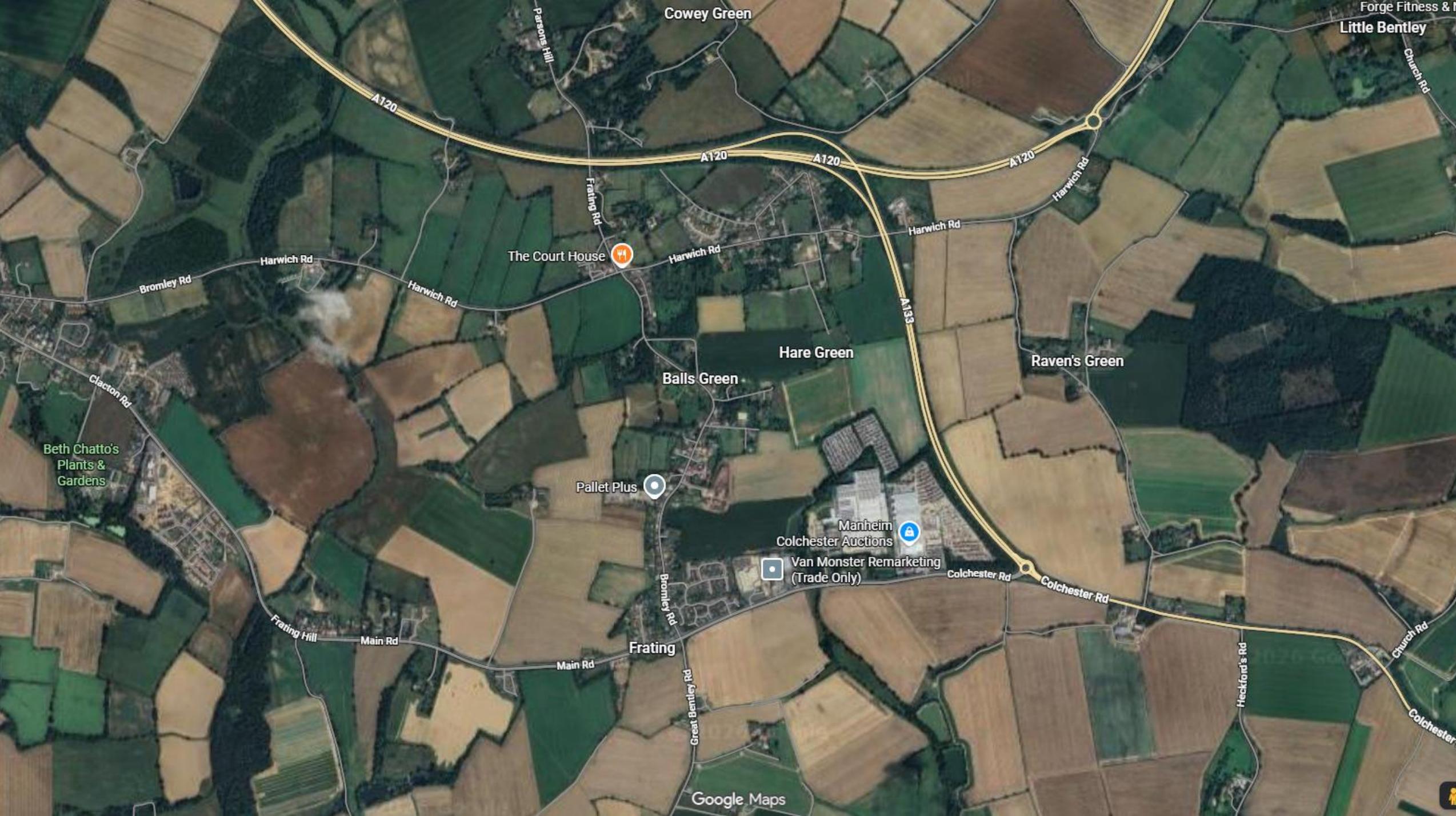
- Previous Completions
- Projected Annual Completions 2025-2042
- Annualised Housing Requirement



Housing Trajectory 2013 - 2042

- Previous Completions
- Projected Annual Completions 2025-2042
- Annualised Housing Requirement





Cowey Green

Forge Fitness & Little Bentley

A120

A120

A120

A120

Parsons Hill

Frating Rd

Harwich Rd

Harwich Rd

Harwich Rd

Bromley Rd

Harwich Rd

Harwich Rd

The Court House

Clacton Rd

Beth Chatto's Plants & Gardens

Hare Green

Balls Green

Raven's Green

Pallet Plus

Manheim Colchester Auctions

Van Monster Remarketing (Trade Only)

Colchester Rd

Colchester Rd

Frating Hill

Main Rd

Main Rd

Frating

Bromley Rd

Great Bentley Rd

Google Maps

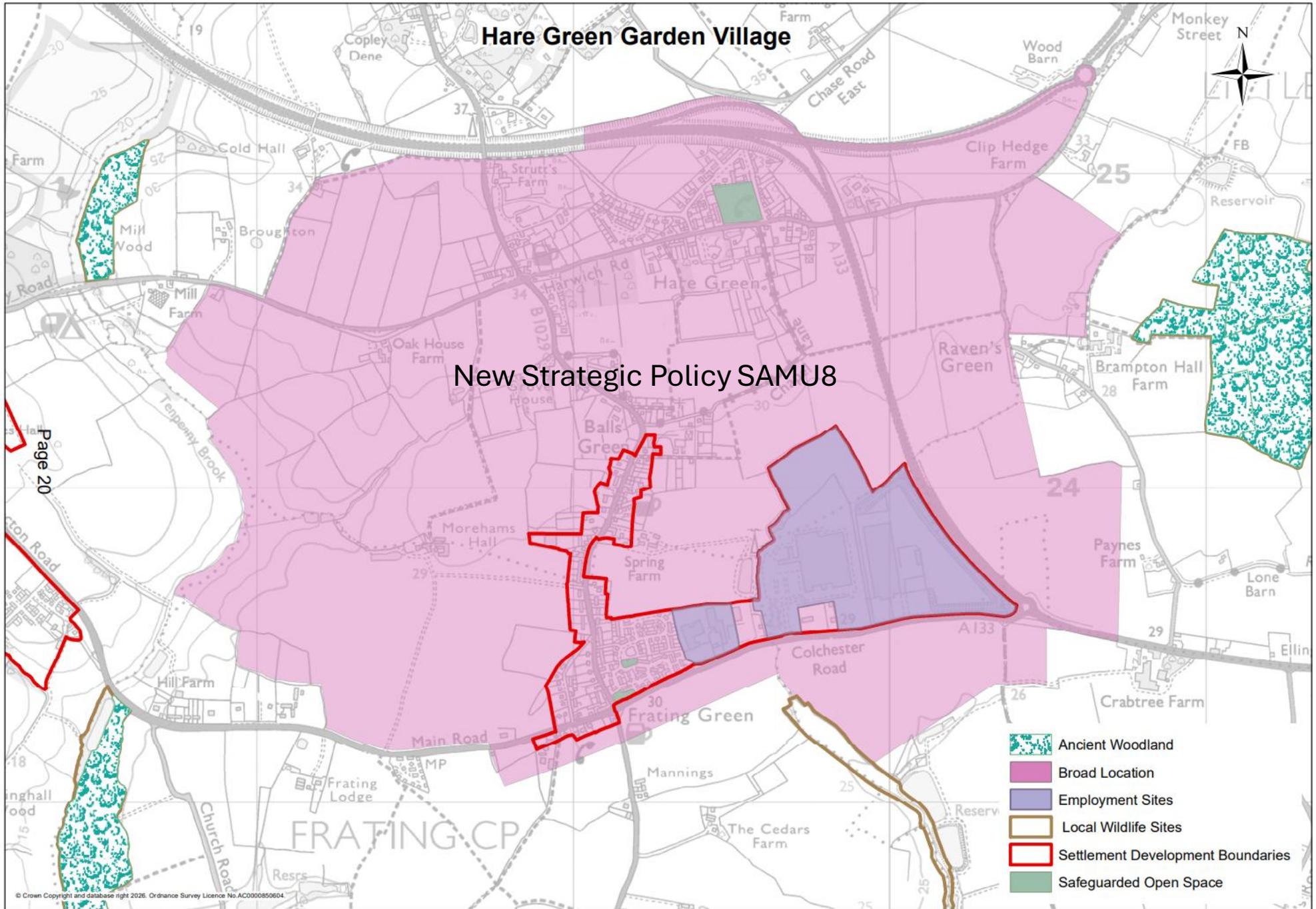
Heckford's Rd

Church Rd

Colchester

Hare Green Garden Village

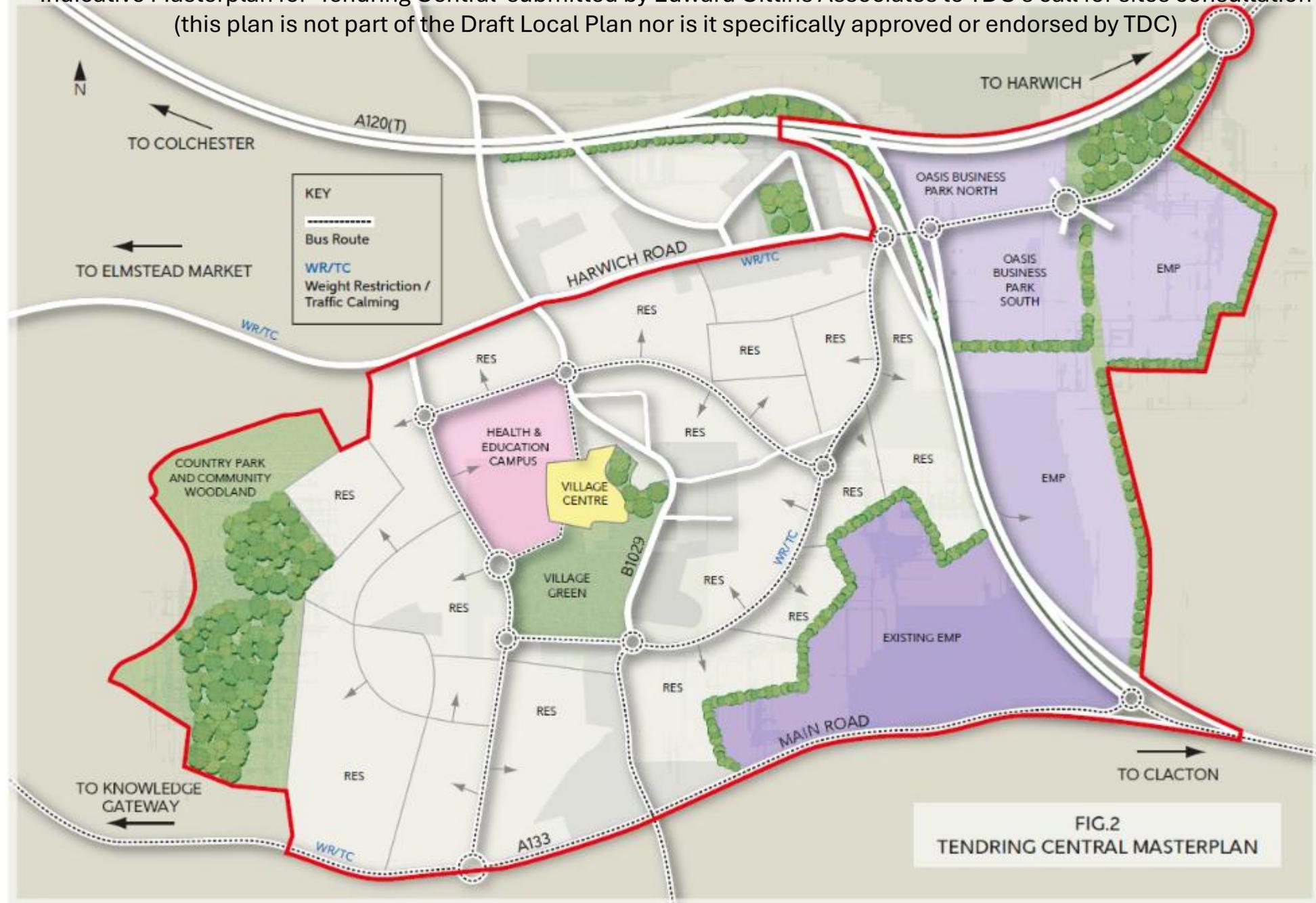
New Strategic Policy SAMU8



- Ancient Woodland
- Broad Location
- Employment Sites
- Local Wildlife Sites
- Settlement Development Boundaries
- Safeguarded Open Space

Page 20

Indicative Masterplan for 'Tendring Central' submitted by Edward Gittins Associates to TDC's call for sites consultation (this plan is not part of the Draft Local Plan nor is it specifically approved or endorsed by TDC)





Housing trajectory assumptions

Taken from the Council's December 2025 Strategic Housing Land Availability Assessment (SHLAA)

Site Ref	Site name	Total capacity	YR1 2025/26	YR2 2026/27	YR3 2027/18	YR4 2028/29	YR5 2029/30	YR6 2030/31	YR7 2031/32	YR8 2032/33	YR9 2033/34	YR10 2034/35	YR11 2035/36	YR12 2036/37	YR13 2037/38	YR14 2038/39	YR15 2039/40	YR16 2040/41	YR17 2041/42	Post 2041
LP Allocation SAMU1	Tendring Colchester Borders Garden Community	7,500		HYB	100	100	125	125	125	125	125	125	125	125	125	125	125	125	125	2,625
Emerging Allocation SAMU8	Hare Green Garden Community	4,500			M/P	OUT	RM	DC/C	50	50	50	100	100	200	200	200	250	250	250	2,800
Emerging Allocation SAMU9	Horsley Garden Community	6,000			M/P	OUT	RM	DC/C	50	50	50	100	100	200	200	200	250	250	250	4,300
Emerging Allocation SAMU6	Land South of Colchester Road	900		OUT	RM	DC/C	40	40	60	60	60	80	80	80	80	80	80	80	80	

Hare Green Garden Village:

- Masterplanning work: 2027/28
- Outline planning permission: 2028/29
- Reserved matters (detailed) planning permission: 2029/30
- Discharge of planning conditions: 2030/31
- First houses built: 2031/32
- 1,700 homes built between 2031 and 2042
- 2,800 homes built after 2042 (until 2053 at a rate of 250 homes a year).

New Strategic Policy SAMU8

“A new community, integrated with existing villages, that could deliver around 4,500 new homes, provision of suitably located Gypsy and Traveller accommodation to meet identified needs and 70-80 hectares of employment land.”

“...holistically and comprehensively planned with a distinct identity that responds directly to its context and of a scale sufficient to incorporate a range of homes, employment, education & community facilities, green space and other uses....”

“... underpinned by a comprehensive package of infrastructure.”

New Strategic Policy SAMU8

“A Development Plan Document (DPD) will be prepared for the Garden Village, containing policies setting out how the new community will be designed, developed and delivered in phases.”

“No planning consent for development forming part of the new Garden Village will be granted until the DPD has been adopted, unless the development in question is of a nature and scale that would not prejudice the achievement of a comprehensive development as envisaged through this policy”.

“The DPD will define the boundary of the new Garden Village and the amount of development it will contain. It will be produced in consultation with the local community and stakeholders...”

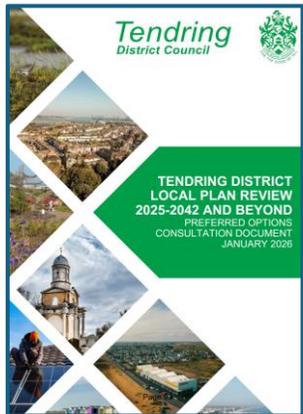
“...a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured.”

New Strategic Policy SAMU8

- A. Place-Making and Design Quality
- B. Housing
- C. Gypsy and Traveller Accommodation
- D. Employment and Jobs
- E. Transportation
- F. Community Infrastructure
- G. Other Requirements

Timescales

9th February –
23rd March



ECC Elections

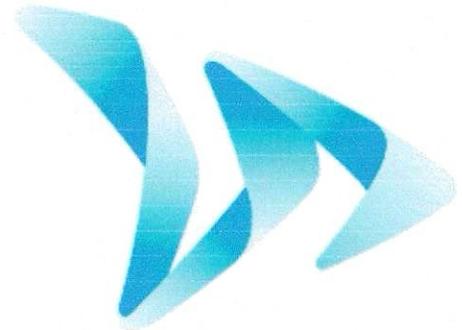


‘Cut off point’
for submission



LGR

Élan Cité



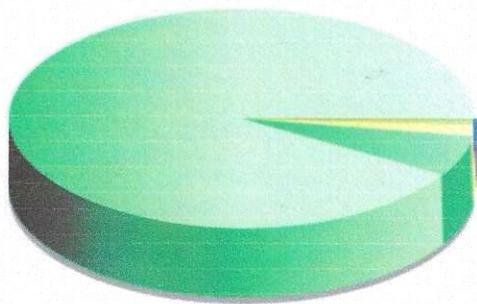
DÉTECTER • INFORMER • SÉCURISER

Start date: Saturday, January 24, 2026 12:00 AM
End date: Friday, February 20, 2026 1:00 PM

Location:

Comments:

Incoming vehicles



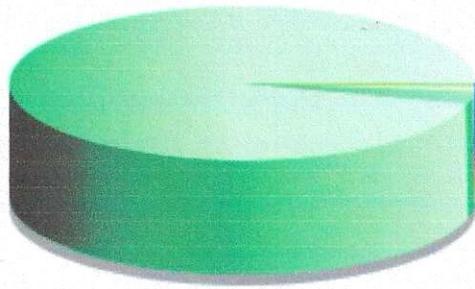
<= 40 Mph	: 72,764	- (91.51 %)
41 - 45 Mph	: 4,773	- (6.00 %)
46 - 50 Mph	: 1,367	- (1.72 %)
51 - 55 Mph	: 388	- (0.49 %)
56 - 60 Mph	: 120	- (0.15 %)
61 - 65 Mph	: 60	- (0.08 %)
66 - 70 Mph	: 19	- (0.02 %)
71 - 75 Mph (and more)	: 21	- (0.03 %)

Start date: Saturday, January 24, 2026 12:00 AM
End date: Friday, February 20, 2026 1:00 PM

Location:

Comments:

Outgoing vehicles



	<= 40 Mph : 42,677 - (95.67 %)
	41 - 45 Mph : 1,233 - (2.76 %)
	46 - 50 Mph : 379 - (0.85 %)
	51 - 55 Mph : 167 - (0.37 %)
	56 - 60 Mph : 74 - (0.17 %)
	61 - 65 Mph : 36 - (0.08 %)

Start date: Saturday, January 24, 2026 12:00 AM
End date: Friday, February 20, 2026 1:00 PM

Location:

Comments:

Frating Parish Council
PAYMENTS & RECEIPTS LIST

23 February 2026 (2025-2026)

Vouche	Code	Date	Minute	Bank	Payment Ref.	Description	Supplier	VAT Type	Net	VAT	Total
122	PAYE/NI	02/02/2026		Current Account	Q3 Additional Paym	Payment - PAYE/NI	HMRC	X	-131.62		-131.62
											-131.62
123	Payroll Services	02/02/2026		Current Account		Payment - Payroll	DM Payroll Services	S	-72.00	-14.40	-86.40
											-86.40
124	Training	02/02/2026		Current Account		Payment - Training	EALC	S	-17.00	-3.40	-20.40
											-20.40
125	Accounts	02/02/2026		Current Account		Payment - Accounts Package	Scribe	S	-241.92	-48.38	-290.30
											-290.30
126	Public Lighting	02/02/2026		Current Account		Payment - Electricity	SSE Energy Solutions	S	-82.79	-16.56	-99.35
											-99.35
127	Contract Maintenance	02/02/2026		Current Account		Payment - Bins	Landscape Services	S	-160.00	-32.00	-192.00
											-192.00
128	Subscriptions	02/02/2026		Current Account		Payment - Subscription	Adobe Ltd	X	-19.97		-19.97
											-19.97
129	Subscriptions	02/02/2026		Current Account		Payment - Subscription	SLCC	E	-116.00		-116.00
											-116.00
130	Training	02/02/2026		Current Account		Payment - Training	SLCC	X	-495.00		-495.00
											-495.00
131	Chairperson's Allowance	02/02/2026		Current Account		Payment - Chairperson's Allowance	Mr T Cuthbert	X	-34.07		-34.07
											-34.07
132	Clerk Salary	02/02/2026		Current Account		Payment - Clerk Salary	Frating Parish Council	X	-295.57		-295.57
											-295.57
133	Expenses	02/02/2026		Current Account		Payment - Clerk Expenses	Frating Parish Council	X	-18.76		-18.76
											-18.76
134	Equipment	02/02/2026		Current Account		Payment - Vas Sign	Elan City	S	-398.00	-79.60	-477.60
											-477.60
135	Subscriptions	02/02/2026		Current Account		Payment - Information Commis	ICO	X	-47.00		-47.00
											-47.00
136	Bank Charges	02/02/2026		Current Account		Payment - Bank Service Charge	Unity Trust Bank	X	-6.00		-6.00
											-6.00
137	Other	02/02/2026	02/02/26 meeting	Current Account		Payment - Donation	Essex & Herts Air Ambulan	E	-200.00		-200.00
											-200.00
138	Other	02/02/2026		Current Account		Payment - IT	Currys	E	-60.00		-60.00
											-60.00
139	Public Lighting	02/02/2026		Current Account		Payment - Electricity	Npower	S	1,037.11	207.42	1,244.53
											1,244.53
Total									-1,358.59	13.08	-1,345.51