

FELSTED PARISH COUNCIL

Minutes of the 1147th meeting held on 2nd September 2026 at 6:30 pm in the URC Hall

Present: Councillors Roy Ramm (Chairman), Alec Fox, Richard Freeman, John Moore, Madelaine O'Neill, Clive Perrins, Richard Silcock (Parish/District) and Daniel Sinclair along with 18 members of the public. Also present was District Councillor John Evans. In attendance: Heather Read (Clerk) and Daniel Plunkett (Responsible Finance Officer - RFO).

Clerk's Note: Cllrs Matthew Clarke, Ken Jadeja and Andrew Madders joined the meeting after their co-option during item 26/203

26/191 **Apologies for Absence**

Apologies had been received from Assistant Clerk Clare Schorah

26/192 **Declarations of Interest**

Cllr Richard Silcock declared a pecuniary interest in Items 26/213 Neighbourhood Plan Review, 26/201.5 Car Parking and a non-pecuniary interest in Item 26/197 Planning and stated that he would not take part in the discussions of those items.

26/193 **Public Forum**

193.1 Land East Of Kunduchi Rayne (UTT/26/1820/OP) – See minute 26/197.2

193.2 UK Power Networks – The PC noted that Felsted continues to experience numerous power cuts. The Clerk will request that UK Power Networks attend the next PC meeting scheduled for Wednesday 30th September 26.

193.3 Hedgehog Grove Solar Farm – The PC noted that application [UTT/26/0445/FUL](#) was received by UDC in March but that a decision has not yet been made. It is anticipated that it will be determined by UDC's Planning Committee.

193.4 Teen Shelter – The PC were advised that the new base (see minute 26/151) is crumbling slightly in one corner. The Clerk will contact Felsted Construction and ask them to inspect it.

193.5 Friendship Club – see minute 26/207.

26/194 **Minutes of Meeting 1146 held on 15th July 2026**

These Minutes were approved and were signed by the Chairman.

26/195 **Matters Arising from the 15 July Council Meeting**

195.1 Parish Litter Pick (Item 26/166.1) – The PC noted that this was held on Saturday 25th July 26 and that it was attended by approximately a dozen residents who collected numerous bags of litter from around the parish over a two hour period. The PC expressed their gratitude to everyone who helped on the day.

195.2 Ravens Crescent Play Area (Item 26/175.2) – The PC were advised that replacement swing seats for both the toddler and the junior swings have been purchased and will be fitted by the Village Attendant.

26/196 **Minutes of the Planning Committee meeting held on 21st July 2026**

These Minutes were approved and were signed by the Chairman of the Planning Committee.

26/197 **Planning**

197.1 Abstention – Cllr Madelaine O'Neill abstained from the discussions of any planning applications for listed buildings.

197.2 Applications Considered

The PC considered the previously circulated report from the Planning Advisory Working Group (PAWG) which contained the responses they recommended the PC make to UDC on the following planning applications:

UTT/26/1841/LB - Little Oak Jollyboys Lane South Felsted

Proposed first floor bathroom with associated drainage works, removal of ground floor bathroom, removal of internal walls within rear extension, removal of internal door and infilling of door opening and external redecoration of render to white/cream colour.

UTT/26/1903/HHF - Ashleigh Causeway End Road

Removal of UPVC conservatory and proposed single storey rear extension to provide accommodation annexe.

UTT/26/1946/LB / UTT/26/1945/HHF - Brook Barn Stebbing Road

Proposed single storey rear extension and connecting link between grade II listed barn and cartlodge. Internal alterations.

UTT/26/1820/OP - Land East Of Kunduchi Rayne Road

Outline application with all matters reserved for 8 no. dwellings (Class C3), parking, landscaping, drainage and all associated development.

UTT/26/1947/HHF - Brook Barn Stebbing Road

Proposed garden store and automated entrance gates.

UTT/26/2196/CLE - Brook Barn Stebbing Road

Existing cartlodge for use as covered parking bays and annexe accommodation

UTT/206/1907/HHF - 14 Ravens Crescent

Proposed single storey link attached annexe.

The PAWG's recommended responses to all planning applications were unanimously agreed with one abstention for applications UTT/26/1841/LB - Little Oak Jollyboys Lane South / UTT/26/1946/LB Brook Barn Stebbing Road (see minute 26/197.1)

The responses can be read on the PC's website <https://felsted-pc.gov.uk/wp-content/uploads/August-Minutes.pdf>

197.3 UTT/26/1475/FUL - Land At Willows Green Main Road

Section 73A Retrospective application for the change of use of the land for the provision of 12 Gypsy/Traveller pitches, including the siting of 12 mobile homes, 12 touring caravans and 12 day rooms, formation of internal access roads and hardstanding, installation of utility infrastructure, hard/soft landscaping, boundary treatments and associated works (see minute 26/200)

197.4 Decisions Received Since Previous Council Meeting

UTT/26/1497/FUL - The Orchards Gransmore Green Lane

Demolition of existing dwelling and construction of 1 no. self-build replacement dwelling

Permission Granted - 7th August 2026

UTT/26/1420/FUL - Land To The West Of Chelmsford Road

S73 application to vary condition 2 (approved plans) attached to UTT/23/2526/FUL allowed on appeal ref APP/C1570/W/24/3348002 (Change of use of land to use as a residential caravan site for 5 Gypsy families, each with two caravans, including laying of hardstanding, erection of 5 no. utility buildings and construction of new access)

Permission Refused - 7th August 2026 *'The revised layout of the proposed development... fails to respond to the local context of the site and the street layout fails to respond to the linear pattern of development along Chelmsford Road appearing at odds with the existing street scene. There is a lack of compliance with the Uttlesford Design Code (2024) in that the road layout provides an overbearing, illogical and unnecessary quantum of road surface across the site with poor legibility and no purpose in relation to the caravan pitches. The proposed layout, specifically the additional spur of roadway spanning further westward, would provide an uninviting and unsympathetic area within the site with poor passive surveillance resulting in a dead-end with no terminating vista.'*

UTT/26/0138/FUL - Land To The West Of Chelmsford Road

Change of use of land to use as a residential caravan site for 10 Gypsy families, each with

two caravans, including laying of hardstanding, erection of 10 no. utility buildings and construction of new access (alternative scheme to planning permission UTT/23/2526/FUL approved on appeal)

Permission Refused - 6th August 2026 *'The proposal would be poorly located as it would be contrary to the spatial strategy and settlement hierarchy of the Development Plan, failing to guide development towards sustainable solutions and to have particular regard to key policies for directing development to sustainable locations.*

The proposal, due to its location, increased size of the site and intensification of residential use over and above the extant permission for 5no. pitches, would harm the character and appearance of the countryside through the loss of its intrinsic character and beauty due to the unacceptable visual intrusion into, and additional encroachment onto, the Open Countryside.

The proposal would fail to be sympathetic to local character, including the surrounding landscape setting and settlement pattern.

The proposal would not be in a suitable location having regard to the site's poor accessibility to services and sustainable modes of travel. Future occupants of the pitches would therefore rely heavily on private cars to meet their day-to-day needs instead of prioritising sustainable modes of travel.

The proposal would fail to preserve the setting of a Grade II listed building (Millbanks Farmhouse), causing very low levels of 'less than substantial harm' to the significance of the asset. Public benefits associated with the proposals would not outweigh this harm.'

UTT/26/1172/HHF / UTT/26/1173/LB - Cressages 2 Cressages Close Bannister Green
Single storey rear extension

Permission Refused - 14th August 2026 *'The proposed extension to the building would remove the side wall of the existing bakehouse / washhouse, increasing its width significantly with contrasting, incompatible, and unsympathetic design elements and materials. The result would be a flat roofed glazed addition at odds with the two historic buildings, creating an awkward juxtaposition between the listed host dwelling and its subservient outbuilding. There will also be a notable loss of fabric which contributes to the significance of the building and the addition would further diminish this significance. This is considered harmful, resulting in less than substantial harm to the significance of the listed building and not preserving its special interest, with negligible public benefit.*

UTT/23/1466/FUL / UTT/23/1467/LB - George Boote House And 1 Chelmsford Road
Conversion of George Boote House and adjoining dwelling, 1 Chelmsford Road, Felsted, CM6 3DH, to form Retail Unit, Restaurant, Offices and 3 no. flats, with associated alterations.

Permission Granted – 14th August 2026

197.5 Appeals Submitted Since Previous Council Meeting

UTT/26/0114/FUL - Land Adj To 1 Myrtle Villas Chelmsford Road

Construction of 12 no. dwellings with associated landscaping, access, car and cycle parking and refuse and recycling provisions.

It was noted that Felsted Parish Council has already submitted a robust objection to this application which will be taken into consideration during the appeal process. The PC agreed with the recommendation from the PAWG to submit an additional response to the Planning Inspectorate clarifying that UDC can demonstrate a 5 year housing land supply which is contrary to the information in the Appeal Statement.

Clerks Note: Cllrs Richard Freeman and Roy Ramm had removed themselves from the PAWG meeting during the discussion of this appeal.

26/198 **County Councillor**

Members were advised that County Cllr Kevin Mordrick has taken a step back from his duties

for the foreseeable future due to personal reasons. His colleagues Cllr Geoff Bagnall and Cllr Bo Davis are standing in for Cllr Mordrick until he is able to return. The PC noted that a report had not been received from them.

26/199 **District Councillors Report**

Members noted the [report](#) from the District Councillors which contained detailed information on planning issues and planning reforms that are being implemented by the Government. The report also touched on Local Government Reorganisation which is to be challenged by the new Administration at ECC.

26/200 **Unauthorised Traveller Site** (see minute 26/197.3)

200.1 Legal Costs – Proposed by Cllr Roy Ramm, seconded by Cllr John Moore it was unanimously agreed to accept the quote from Planning Consultants Andrew Martin Planning Ltd for £2500 – £2750 plus vat to produce a strong objection to the retrospective planning application (UTT/26/1475/FUL) for the unauthorised traveller site at Willows Green.

200.2 Response Deadline – The PC noted that the response deadline for the retrospective application is 23rd September 26. UDC have been asked to extend this deadline but it is not known if the request will be granted.

200.3 Injunction – The PC noted that an oral judgement renewing the temporary injunction was given by the High Court on 18th June. They were advised that the judgement needs to be released and the court order stamped (sealed) before UDC can determine its next steps. Neither document is currently available and the reasons for the delay in the releasing / sealing of these documents is unknown.

200.4 Lower Mill Road Sawbridgeworth – The PC noted that attempts were made over the August bank holiday weekend to create an unauthorised traveller site in Sawbridgeworth but that unlike UDC, East Herts District Council had obtained a temporary injunction despite it being a bank holiday weekend.

26/201 **Correspondence**

Members noted the Correspondence received (see page 8) including the following:

201.1 Parish Elections – The PC noted that these are scheduled for May 2027.

201.2 Metal Detecting – The PC were advised that a local metal detectorist had requested permission to detect on PC owned land. It was unanimously agreed to refuse the request but to ask the detectorist if they would like the PC to place a piece in the Felsted Focus inviting any local landowners who may be interest in permitting metal detecting on their land to contact the detectorist direct.

201.3 Wooden Shelter Main Play Area – The PC were advised that this has been vandalised. The Village Attendant and Cllr Clive Perrins are to undertake repairs.

201.4 Bannister Green – The PC noted a letter of thanks for both the prompt response to a resident's grass cutting request (minute 26/175.1) and the quality of the work subsequently carried out by JCM Services.

201.5 Car Parking – The PC were advised that following the granting of planning permission for the Boote House a resident raised concerns on the effect that this might have on parking for residents. The PC agreed that the centre of the village suffers from a lack of parking but that regrettably there was little that the PC could do to alleviate parking issues for either residents or businesses. The PC agreed that the Royal British Legion's summer use of three parking spaces in Woodley's Car Park will need to be reviewed before any permission for usage is given in 2027.

201.6 Bannister Green Fence – The PC were advised that the fence surrounding the play area has been vandalised. They noted that the Clerk reported the damage to Essex Police. The Village Attendant will undertake repairs.

26/202 **Finance**

202.1 Felsted Community Trust (FCT) – It was proposed by Cllr Roy Ramm, seconded by Cllr Alec Fox and unanimously agreed that a donation of £1368 (as noted on the unpaid list - see minute 26/202.2) be made from the PC to the FCT to enable a payment to be made to QP Architects in connection with the Doctors Surgery. It is hoped that once in receipt of sufficient income the Trust may return funds to the PC by way of matching donations.

202.2 Payments – Members considered the list of payments on pages 9/10. Proposed by Cllr

Roy Ramm, seconded by Cllr Alec Fox the payments lists were unanimously approved.

202.3 Receipts – Members noted receipts of £74 consisting of: Allotment Rentals £50 and Felsted Focus Donations £24.

202.4 YTD Budget – Members considered the budget on page 11:

i) **PC Account** – The PC noted that the figures on the top half of page 11 showed that the PC are currently on budget.

ii) **Nature Area Account** – Cllrs noted that the figures on the bottom half of page 11 showed that year to date net expenditure is £2175. The PC were advised that there are approximately 12 years remaining of the S106 agreement which equates to an average annual spend of approximately £9000 in the remaining years covered by the S106 agreement.

202.5 Conclusion of 2025-26 External Audit – The PC were advised that the RFO has not yet heard back from the External Auditor. It is anticipated that the report will be back for consideration at the 30th September PC meeting.

202.6 Felsted Focus Advertising Rates – The PC agreed that advertising rates for the Felsted Focus will not be increased this year.

202.7 LGA Pay Award 2026-27 – The PC noted the Local Government Association announcement that a 3.3% pay award for local government employees has been agreed for 2026/27. They further noted that in anticipation of the increase the PC had previously awarded 2% (minute 26/115.6) to PC staff. The balance of 1.3% would be awarded and backdated to 1st April 26.

26/203 **Parish Councillor Vacancies**

203.1 Councillor Resignation – The PC were advised that Cllr Hywel Jones had submitted a letter of resignation to the Chairman on 15th July 26 and that UDC have given permission to fill the vacancy by co-option. The PC noted that in addition to the permission to co-opt to fill the vacancies created by the resignations of Graham Harvey and Frances Marshall (minute 26/141) this meant that they now had permission to fill all three vacancies on the council by co-option.

203.2 Vacancy One – Proposed by Cllr Clive Perrins, seconded by Cllr Richard Silcock, Matthew Clarke achieved an overall majority of votes. He was therefore invited to join the Parish Council.

203.3 Vacancy Two – Proposed by Cllr Roy Ramm, seconded by Cllr Richard Silcock, Andrew Madders achieved an overall majority of votes. He was therefore invited to join the Parish Council.

203.4 Vacancy Three – Proposed by Cllr Roy Ramm, seconded by Cllr Clive Perrins, Ken Jadeja achieved an overall majority of votes. He was therefore invited to join the Parish Council.

203.5 Declaration of Acceptance of Office – Cllrs Matthew Clarke, Ken Jadeja and Andrew Madders signed their declarations and took their seats on the council.

26/204 **Events Working Group**

204.1 Village Show – The PC were advised that a date for this is still to be agreed. It was noted that appeals for volunteers to help organise and run the event have been posted onto both the PC's website and Facebook page. Anyone interested in helping with the event is asked to contact the Clerk.

204.2 Terms of Reference – Proposed by Cllr Roy Ramm, seconded by Cllr Richard Silcock the Terms of Reference for the Events Committee were unanimously agreed.

The PC expressed their thanks to the Assist. Clerk and Cllr Madelaine O'Neill for their hard work drafting them.

204.3 Membership – The PC noted that membership of the Working Group will consist of councillors and residents. It was unanimously agreed that Cllrs Alec Fox and Ken Jadeja be appointed to the Working Group.

26/205 **Equality Policy** – The PC noted that their equality policy does not cover councillors. It was agreed that it should and will therefore be re drafted by the Assistant Clerk.

26/206 **Village Crest** – The PC were advised of requests from two local organisations (Felsted Community Trust / Felsted Friendship Club) to use the Village Crest on their letter heads. The PC unanimously agreed to their requests.

26/207 **Friendship Club**

207.1 Community Page – The PC noted a suggestion from the Friendship Club that a page be created on the PC's website to advertise local organisations. It was unanimously agreed to progress the request.

207.2 Facebook – The PC unanimously agreed that information regarding the Friendship Club and how to join it could be posted onto the PC's Facebook Page once it has been supplied to the Clerk.

26/208 **Sustainable Felsted** – No update.

26/209 **Nature Area Update** – Proposed by Cllr Roy Ramm, seconded by Cllr Richard Freeman it was unanimously agreed to appoint Cllr Andrew Madders as Chair of both the Nature Area Steering Group / Nature Area Working Group.

26/210 **Churchyard Update** – The PC were advised that the churchyard hedge has received it's late Summer cut. They noted that Cllr John Moore is planning to lead a churchyard working party later this month to help tidy the churchyard. The PC expressed their appreciation to all involved.

26/211 **Bury Farm Station Road Development**

211.1 Health Centre – The PC noted that the building of the new health centre continues to progress at speed as does the outside landscaping.

211.2 Occupation – The PC were advised that it is anticipated that the John Tasker House Practice will be taking on the lease from 1st January 2027.

26/212 **Felsted Community Trust (FCT)** – The PC were advised that a meeting of the FCT is scheduled for the end of this month.

26/213 **Neighbourhood Plan Regulation 14 Review / Update** – The PC noted that the Government's new National Planning Policy Framework has raised issues that need to be incorporated in Felsted's Neighbourhood Plan. Despite this it is hoped that the plan's Regulation 15 submission may be made to UDC by the end of this month.

26/214 **Publicity** – It was agreed that the PC needs to advertise itself better. It was further agreed that Cllr Madelaine O'Neill will arrange a zoom for this to be discussed in more detail.

26/215 **Chairmans Matters** – The Chairman offered the PC's thanks to all of the volunteers who look after the parish flower tubs. Despite the exceptionally hot and dry weather they have continued to look wonderful all summer. The effort that this must have taken was noted and greatly appreciated.

26/216 **Clerk's Matters**

216.1 Public Toilets – The PC were advised that Felsted Construction fitted new tiles to replace ones that were missing from the roof of the public toilets and that they had done this without charge to the PC. The PC expressed their gratitude to them.

216.2 Coronation Tree – The PC were advised that the Oak tree that was planted on the main playing field to commemorate the Kings Coronation has died. They unanimously agreed to accept the quote from North End Nurseries to replant with a Hornbeam (cost of tree / planting £45) when the weather conditions become more favourable.

216.3 Community Speedwatch – The PC were advised that Roger Buckley although remaining a SpeedWatch volunteer has handed over the role of Community SpeedWatch Coordinator to fellow volunteer Andrew Lipski. The PC expressed their thanks to Mr Buckley for his many years in the role of Coordinator.

216.4 Carousel Main Play Area – The PC were advised that the Rospa report stated that the rollers of the carousel were grinding when in motion and that the bearings required servicing. They agreed that this was surprising as these works were carried out last year. They noted that MHG Engineering had been asked to attend and that they had checked all rollers and bearings reporting that they are all in good order. They had also cleared some debris and greased the rail and centre bearing.

216.5 Surfacing - Muga / Main Play Area – The PC were advised that this had also come up on the Rospa reports. Last repaired in 2020 the wet pour surfaces of both the main play area and the Muga are cracking and the joins from previous repairs are beginning to open. It was agreed that the issues with the surfaces did not yet warrant a full repair. It was agreed to erect

some signage in both areas warning that the surfaces may be uneven. It was further agreed that Cllr Clive Perrins will investigate possible temporary repair materials.

216.6 Mega Swing Main Play Area – The PC were advised that the ball joint is making a loud clunking noise when the swing is in use. It was noted this part was replaced last year. The Clerk will contact the supplier (Playdale) to see if the part is still under warranty.

26/217 **Proposals for Future Agenda Items**

None received.

There being no further business the meeting closed at 20.52pm

Next Meetings:

Planning Advisory Working Group: Monday 28th September 26 online at 6.00 pm

Full Council: Wednesday 30th September 26 in the URC Hall at 6.30 pm

..... 30 September 2026
Chairman

Correspondence List – September 2026

1. UDC: a) Local Council Tax Support scheme 2027/28 – Consultation open until 14/9 (fwd. to PC 20/9) b) Foodbank - Quarterly Update c) Recycling & Waste News (fwd. to PC 27/7) d) Parish Forum scheduled for 23rd September (7-9pm) in UDC's Council Chamber at London Road Saffron Walden. (fwd. to PC 24/8) e) Parish Elections - Confirmation that these will be held in May 2027.
2. ECC: a) Temp. closure of Cock Green Road, commencing 25th August 2026 for 2 days. The closure is required while Openreach undertakes pole replacement works. b) Temp. closure of Stebbing Road, commencing on 1st September 2026 for 3 days. The closure is required while ECC undertakes carriageway patching works. c) Temp. closure of Garnetts Lane, commencing on 17th September 2026 for 2 days. The closure is required while ECC undertakes carriageway patching works. d) Temp. closure of Stevens Lane, commencing on 14th September 2026 for 5 days. The closure is required while ECC undertakes drainage pipe repair works.
3. EALC: a) Weekly News e-Bulletins b) AGM - Tuesday 15th September 2026 Online 7.00pm – 9:00pm
4. NALC: a) Neighbourhood Planning Survey (fwd. to Cllrs RR / RF 10/8) b) Nominations invited for the 2026/27 NALC Star Council Awards. Deadline is 25th September 2026
5. National Highways A120 eastbound and westbound at Great Dunmow and Horsley Cross – Overnight works between 3/8 – 27/8 involving closures and diversions.
6. Resident Letters: a) Metal Detecting – Permission requested. b) Wooden Shelter Main Play Area – This has been vandalised c) Bannister Green – Thanks to PC for their prompt response / quality of subsequent work re grass cutting request. d) Boote House Chelmsford Road – Enquiry re effect on parking for residents. e) Bannister Green Fence - Vandalised
7. Stansted Airport a) Community Flyer Summer Edition (fwd. to Cllr JM 5/8). b) Parish Council Forum being held online on Thursday 22nd October between 1 - 3pm (fwd. to Cllr JM 19/8)
8. RCCE: a) Oyster Magazine Summer Edition (fwd. to PC 16/7) b) Free Training and Events (fwd. to PC 22/9) c) Essex Warbler August Edition - (fwd. to PC 30/7) d) Free Community-Led Housing Networking Event being held on 10 November 26 (fwd. to Cllrs RR / RF 6/8) e) Free Discovery Days (fwd. to PC 13/8)
9. CPRE: Countryside Update

Unpaid List – August 2026

	Date	Num	Memo	Open Balance
Astragraphic Design Ltd				
	27/07/2026	665	Monthly charge for Adobe Software Creative Cloud Suite	66.49
Total Astragraphic Design Ltd				66.49
Julie Smith				
	21/07/2026	Jul26	Cleaning and Maintenance of Playing Field Toilets - to 31 July 2026	294.00
Total Julie Smith				294.00
Officials - Clare Schorah - Asst Clerk				
	31/07/2026	Jul26 - Salary	Asst Clerk salary - Jul26	1,149.82
Total Officials - Clare Schorah - Asst Clerk				1,149.82
Officials - Daniel Plunkett - RFO				
	31/07/2026	Jul26 - Salary	RFO salary - Jul26	493.59
Total Officials - Daniel Plunkett - RFO				493.59
Officials - Heather Read - Clerk				
	31/07/2026	Jul26 - Salary	Clerk's salary - Jul26	1,872.83
Total Officials - Heather Read - Clerk				1,872.83
Officials - NEST Pensions				
	31/07/2026	Jul26 - CS	Pension Contribution - C Schorah - Jul26	49.61
	31/07/2026	Jul26 - HR	Pension Contribution - H Read - Jul26	345.46
Total Officials - NEST Pensions				395.07
S P Barnard				
	31/07/2026		Village attendant - Jul26	1,173.00
Total S P Barnard				1,173.00
TOTAL				5,444.80

Unpaid List – September 2026

	Date	Num	Memo	Open Balance
Astragraphic Design Ltd				
	27/08/2026	668	Monthly charge for Adobe Software Creative Cloud Suite	66.49
Total Astragraphic Design Ltd				66.49
British Gas - BGL465975				
	27/07/2026	15704534	MUGA Electricity for period 27/06/26 to 27/07/26 - Account BGL465975, MPAN 1030072525215, Meter ...	27.99
	27/08/2026	16045687	MUGA Electricity for period 27/07/26 to 27/08/26 - Account BGL465975, MPAN 1030072525215, Meter ...	29.66
Total British Gas - BGL465975				57.65
British Gas - BGL664918				
	21/07/2026	15639065	Pavillion Electricity - period 20/06/26 to 21/07/26 - Meter # 22S1091521 - MPAN 1012485770570	36.88
	21/08/2026	15979768	Pavillion Electricity - period 21/07/26 to 21/08/26 - Meter # 22S1091521 - MPAN 1012485770570	41.49
Total British Gas - BGL664918				78.37
Castle Water - 2595497				
	05/08/2026	10010914329	Ac # 2595497 - Allotment water supply (Station Road) 01/07/26 to 31/07/26 - SPID 301337036XW1X - ...	6.66
Total Castle Water - 2595497				6.66
Castle Water - 2601428				
	03/08/2026	10010844414	Ac # 2601428 - Allotment water supply (Mill Road) 01/07/26 to 31/07/26 - SPID 3013582456W14 - Me...	345.30
Total Castle Water - 2601428				345.30
Dunmow Training				
	03/08/2026	509	HR Clerk appraisal Session	72.00
	01/09/2026	511	Catastrophic Bleeds Course - S Barnard - 14/09/26	165.60
Total Dunmow Training				237.60

Felsted Community Trust				
	30/08/2026	Donation	Donation to Felsted Community Trust for Architects for Doctors Surgery - QP Architecture invoic...	1,368.00
Total Felsted Community Trust				1,368.00
Felsted Construction Ltd				
	20/07/2026	2807	Replacement of concrete base to green shelter by MUGA	2,730.00
Total Felsted Construction Ltd				2,730.00
HM Revenue & Customs				
	05/07/2026	Jul26	PAYE/NI payment for May 2026 - Jul 2026	3,324.58
Total HM Revenue & Customs				3,324.58
Hywel Jones				
	17/08/2026	GB600NFK	Reimbursement for locks for new container for nature area	99.96
Total Hywel Jones				99.96
JCM Services				
	29/07/2026	2873	Church yard - push up grass heap	72.00
	31/08/2026	2915	Parish and Church yard grounds maintenance 3/4	3,769.50
Total JCM Services				3,841.50
Julie Smith				
	31/08/2026	Aug26	Cleaning and Maintenance of Playing Field Toilets - Aug26	322.00
Total Julie Smith				322.00
Lee Heron				
	31/07/2026	Jul26	Unlocking car park 1 - July 26	60.00
	31/08/2026	Aug26	Unlocking car park 1 - Aug26	60.00
Total Lee Heron				120.00
MHG Engineering				
	30/08/2026	2026/51	Check bearings on carousel at main play area	42.00
Total MHG Engineering				42.00
North End Nurseries				
	17/07/2026	1256	Watering of trees	300.00
	25/07/2026	1257	Watering of trees	300.00
	30/07/2026	1258	Water trees and tubs at Watch House and Bannister Greens	144.00
	01/08/2026	1259	Watering of trees	300.00
	06/08/2026	1260	Water trees and tubs at Watch House and Bannister Greens and trees at nature area	372.00
	30/07/2026	1262	Water trees and tubs at Watch House and Bannister Greens	72.00
	11/08/2026	1261	Water trees and tubs at Watch House and Bannister Greens and trees at nature area	372.00
	19/08/2026	1263	Watering of trees	300.00
	25/08/2026	1264	Water trees and tubs at Watch House and Bannister Greens and trees at nature area	372.00
Total North End Nurseries				2,532.00
Octain Limited				
	10/08/2026	IN047331	1x 20ft new container	3,000.00
Total Octain Limited				3,000.00
Officials - Salary				
	31/08/2026	Aug26 - Salary		3,516.24
Total Officials - Salary				3,516.24
Officials - Expenses				
	31/08/2026	Aug26 - Exp	Clerk's expenses - Jul 2026- Google Suite & computer support package, monthly mobile phone cont... Asst Clerk Expenses - Jul&Aug26 - mobile phone monthly contract, mileage RFO Expenses - Aug26 - Mileage	193.34
Total Officials - Expenses				193.34
Officials - NEST Pensions				
	31/08/2026	Aug26		395.07
Total Officials - NEST Pensions				395.07
Online Playgrounds				
	18/08/2026	3465	2x new swing seats for Ravens Cresent play area	402.01
Total Online Playgrounds				402.01
S P Barnard				
	31/08/2026	Aug26	Village attendant - Aug26	920.00
Total S P Barnard				920.00
SSE Energy Solutions				
	07/08/2026	N04748719	Streetlight Electricity for period 01/07/26 to 31/07/26 - MPAN 10 1309 5287 597	387.46
Total SSE Energy Solutions				387.46
Vodafone				
	27/07/2026	B4-746382781	Office Phone and Broadband -Jul26	52.26
	27/08/2026	B4-749849225	Office Phone and Broadband - Aug 26	52.26
Total Vodafone				104.52
Xeinadin				
	06/08/2026	300446	Payroll administration - Apr-Jun26	72.00
Total Xeinadin				72.00
TOTAL				24,162.75

YTD Budget Review – September 2026

	Budget 2026-27		YTD Actual 2026-27		Year End Estimate		YE Estimate - Budget	
	£	£	£	£	£	£	£	£
Opening Balance		29,969		29,969		29,969		
INCOME								
Precept	150,140		75,070		150,140		0	
Allotments Rents	2,200		200		2,200		0	
Playing field rent	1,000		0		1,000		0	
Grants	1,000		0		0		-1,000	
Sundry other receipts	200		0		0		-200	
Magazine advertising & donations	5,210		-70		5,210		0	
Bank Interest	0		0		0		0	
Total Income		159,750		75,200		158,550		-1,200
EXPENSES								
Salary and Expenses		61,697		19,154		61,903		206
Street Lighting		7,967		2,018		7,155		-812
Administration		13,766		5,748		15,734		1,967
Maintenance, repairs and upkeep		50,959		20,566		48,287		-2,672
Projects		1,620		1,700		2,600		980
Sundry		14,824		2,689		14,289		-535
Total Expenses		150,833		51,875		149,968		-865
Closing Balance		38,886		53,294		38,551		-335
Includes Reserves carried forward:								
Long Term Works Reserve		18,000		18,000		18,000		
General Reserve		20,886		35,294		20,551		

Nature Area Expenditure to 01 September 2026

Opening Balance - Barclays Savings Account	£ 31,719.96	as at 01/04/26			
Opening Balance - Unity Trust Deposit Account	£ 80,000.00	as at 01/04/26			
Total	£ 111,719.96				
Barclays Savings Account - YTD	Date	Reference	Supplier	Description	Amount
	01/04/2026			Nature Area VAT rebate to 28/02/26	£1,572.98
	03/06/2026		A J Klecha	Fit 2x owl boxes at Nature Area	-£100.00
	03/06/2026		North End Nurseries	Move trees to nature area and water in	-£1,248.00
	15/07/2026		North End Nurseries	2x watering trees	-£600.00
	01/09/2026		North End Nurseries	6x watering trees	-£1,800.00
					-£2,175.02
Unity Trust Deposit Account - YTD	Date	Reference	Supplier	Description	Amount
					£ -
Closing Balance - Barclays Savings Account	£ 29,544.94				
Closing Balance - Unity Trust Deposit Account	£ 80,000.00				
Total	£ 109,544.94				
				Total Income	£ 1,572.98
				Total Expense	£ 3,748.00
				Net Expense	£ 2,175.02
S106 Funds Received	02/10/2018				
S106 Funds Expire - 20y time period	02/10/2038				
Years Remaining	12.1				
Available Expenditure p.a.	£ 9,083.12				