

THE THAXTED SOCIETY



THAXTED SOCIETY

ANNUAL REPORT 2026

ANNUAL GENERAL MEETING
2026

The Thaxted Society

The Guildhall

Thaxted

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AGM of The Thaxted Society 2026

***The Thaxted Society
ANNUAL GENERAL MEETING
AGENDA***

Opening Remarks

Apologies for Absence

Minutes of the last AGM 2025

Appointment of the Hon President

Election of the Committee

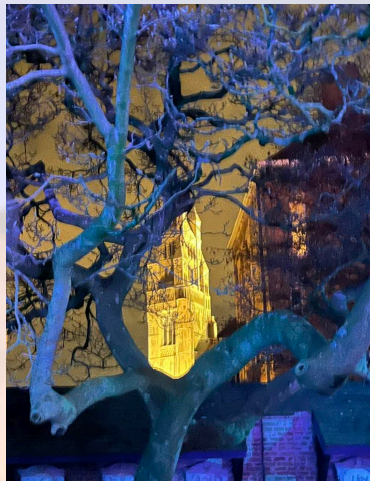
Treasurers Report and accounts for 2025-2026

Questions from the floor

Closing Remarks with our guest
Helen Payne from Bushcraft and also the Conservation Garden

THAXTED
RECEPTION
SOCIETY

With thanks to the Committee and volunteers at Pam's Place.



CONTENTS

- *Chairman's Letter*
- *Annual Report*
- *Membership Report*
- *Treasurers Report*
- *Society online Report*
- *Points for the future.*

NOTES TO THE REPORT

- *Advisors and Compliance*
- *Minutes of last AGM 2025*

SOCIETY ACCOUNTS

- *Accounts 25 -26*
- *Appendix/ policies*

OUR THANKS

*The Society is grateful to the Parish Council for their ongoing support.
Kemi Badenoch MP for her interest and care for Thaxted.
UDC and its Officers for their cooperation and assistance.
UDC District Cllrs: Martin Foley and Richard Haynes for their support.
Cannon Architectural*



*“What we do and then what we achieve may often be done quietly and without fuss.
For the Society, Thaxted comes first and any recognition of our work, last.”*

CHAIRMAN'S LETTER AGM 2026

A year of continued uncertainty but with positive news for Thaxted among the shocks and upheaval in planning regulation and a NEW adopted Local Plan 2021-2041 for Uttlesford. For Thaxted this is a positive step.

Sustainability being the cornerstone of 'planning' means, that Thaxted, whilst very tempting to a developer, remains under resourced from an infrastructure point of view, and this fact provides some defense against unbridled and inappropriate development.

The review of Thaxted's Neighborhood Plan progresses apace and given the adoption of the new Local Plan, will be 'made' in lock-step with this. Currently Society Policy is at odds with 'parking issues' ref 'heritage sensitivity' in the latest draft. We will ensure our position is robustly articulated going forward.

Our support for Thaxted Community Land Trust and the Thaxted Windmill Trust remains undimmed and whilst the former has proof of working evidenced by The Hedges on the Bardfield Rd, ongoing proof of work is easy to see at the windmill site, where the complex restoration is well under way.

We remain committed to our Guildhall and it's future as central to Thaxted. Plans and negotiations are ongoing and the Parish Council is aware of our support and very keen interest in The Guildhall's future.

We now look forward to a robust working relationship with Cllr Bo Davis our new Essex County Councilor. And tonight, send our fulsome thanks and very best wishes to Cllr Martin Foley for all his hard work at ECC, as well as his continuing work as Thaxted's district councilor at Uttlesford.

Our work, and any achievement does not come without our members. Their support is central to 'our voice' and why we are listened to. They have the Committee's thanks, and, as the future may attest, Thaxted's thanks also!

Thank you all.



ANNUAL REPORT 2025-2026

A year of continued uncertainty but with positive news for Thaxted among the shocks and upheaval in planning regulation and the adopted Local Plan as well as the emerging plans for a new Unitary Authority.

- We continued to manage Thaxted Online and Thaxted Society FB pages and welcomed their excellent re-branding.
- We contributed to ABC&U Magazine, thanks to Mike Collins.
- We continued to work with the PC staff and Councillors, and welcomed the recently elected new PC Chair.
- We continued to work with ECC Highways re Thaxted lampposts, and will launch a care campaign at this AGM.
- We committed to the review of the Neighborhood Plan
- We remain committed to the John Web's Windmill's future.
- We remain committed to the Thaxted Archive.
- We continue to support the work of Thaxted Community Land Trust and celebrated their completion of 4 affordable homes.
- We are robustly engaged in considering the implications of the new Unitary Authority proposals.
- We contributed to the ECC consultation regarding speed limits.
- We attended two conferences with Anglia Ruskin University regarding research ongoing ref the Guildhall.
- We reached out to our newly elected Essex County Councilor.
- We undertook a review of the latest draft of the Neighbourhood Plan



The Guildhall upper room as Council Chamber.

MEMBERSHIP

The Society has a current membership of just under a hundred voting members and all Thaxted's residents are non-voting members unless they wish otherwise. The Society has among its members those who no longer live in Thaxted but still have connections here.

Membership dues, payable at the AGM or up to two months thereafter, remain unchanged. We consider this an appropriate contribution to our work.

- our lobbying on planning, conservation and legislation.
- our interface with: Parish Council, ECC, UDC, Westminster.
- our outreach via the Welcome Pack and the Town map.
- our monitoring of planning applications at Thaxted.
- publication of Thaxted Society NEWS in the ABC&U.
- Commissioning & publication of Thaxted History Project.
- Our support for 'public realm' initiatives including the TCLT.
- Our campaign for the retention and care of our vintage streetlamps.

Single £10.00 per year - Couple £15.00 per year

Angela Clarson
Membership Secretary



TREASURERS REPORT

Due to generous support and constrained spending, I can report that our finances remain sound, with a small increase in membership income 25-26.

We remain grateful to our 'donors' for their continued support. The Subscribers to the THP have been especially generous and warrant our marked thanks. The printing of Volume III of the THP was the largest cost in the last financial year, while remaining funds remain ringfenced for this project going forward.

It remains Society policy to fund projects on a project-by-project basis. This year 25-26 we have raised funds for:

- AGM hospitality fund. *(Committee Members)*
- Thaxted Fayre welcome tent. *(sponsorship)*
- Thaxted's flower tubs *(Chair's fund)*

Membership dues are ring-fenced against running costs and core activities as set out in the Constitution.

Angela Clarson's work attracting new members and gathering dues is much appreciated. Dues may be paid here tonight, and members, current and new, are encouraged to do so.

There are accounts attached to this Report and I will be happy to answer any questions through the Chair.

Dame Kate Barker

Hon Treasurer



SOCIETY ONLINE

The Society's popularity on line continues apace, and those who follow any of our pages will note posts from all over the globe. This represents the very best aspects of social media and how it allows many ex-Thaxtedians to stay in touch with their friends, family, and the town, which they clearly miss.

Our reach on social media now has combined likes and followers in excess of eleven thousand. By this outreach we are able to spread the message of conservation, care, and community at Thaxted, far and wide.

Our own FB page is also a valuable source of district, county, and national news as it affects Thaxted and most especially planning. Often what changes our town begins with Government and its news feeds are a valuable resource for all Thaxted.

Meanwhile our website at thaxtedsociety.com is our record-office online and has all our Annual Reports as well as policies and the constitution. With this considerable online presence, we are contributing to Thaxted at home and worldwide, not quite the centre of the Universe, but nearly...

Ben Allen

Vice Chair & Online Coordinator



A wonderful example of excellent rebranding

POINTS FOR THE FUTURE

We remain committed to '**raising our town's status**' as one of the surest methods of creating protection for the town. Our policy, published on our website www.thaxtedsociety.com and available here today, attests to this.

- Reinvigorating our campaign to discourage pavement parking within the conservation area as per Neighborhood Plan 2019.
- Encouraging the installation of charging points in all Thaxted's car parks.
- Commissioning research into the impact of B184 at Thaxted.
- Lobbying for the retention of the Thaxted Guildhall as a community asset and lobbying whichever 'authority' takes possession hereto.
- Ensuring compliance, with building regs, the Neighbourhood Plan, UDC Local Plan, and ECC & UDC, Design Guides.
- Continuing our ongoing support for the Thaxted Community Land Trust.
- Supporting the Thaxted Windmill Trust with the Vice Chair representing the Society on the trust.
- We intend to develop and maintain our productive working partnership with the Parish Council, whilst *energetically holding them to account*.
- Launch a campaign to care and maintain our vintage street lights in conjunction with the Parish Council and with the cooperation of Essex Highways.
- Pressuring for a reduction in speed limits through Thaxted and making a submission to the ECC ZERO 2040 proposal.
- We will be responding to the consultation on the updated Uttlesford Design Guide where some changes have been made in line with the new Local Plan.



SAVE THE LIGHT CAMPAIGN

As announced in the latest edition of the ABC&U magazine the Society has launched a campaign to care for our vintage street lamps on a proper maintenance basis going forward.

We intend to raise funds through sponsorship to refurbish ten of the most neglected lampstands, no matter who owns them. We look to support from The Parish Council, and cooperation from Essex Highways.

We are proposing that persons wanting to name a lamppost for a loved one, a business, or even a pet, will promise a regular contribution over four years. We were delighted to have people come forward after the magazine article and hope to build on this.

The works will be undertaken by specialists under contract with the Parish Council. Funds raised will be held by the Society and grant funded to the PC on a year-by-year basis. Supporters will make payments by standing order on a yearly basis for four years. A review of the impact of the scheme will be made each year.

SAVE THE LIGHT CAMPAIGN!

ADOPT A POST! NAME A POST

NAME A LAMPOST for

YOUR BUSINESS - YOUR FAMILY - YOUR PET

*Demonstrating our care in order to ensure the co-operation of
ECC Highways and all Authorities*



a sketch example of a plaque 9x6cm

OUR GUEST SPEAKER: Helen Payne

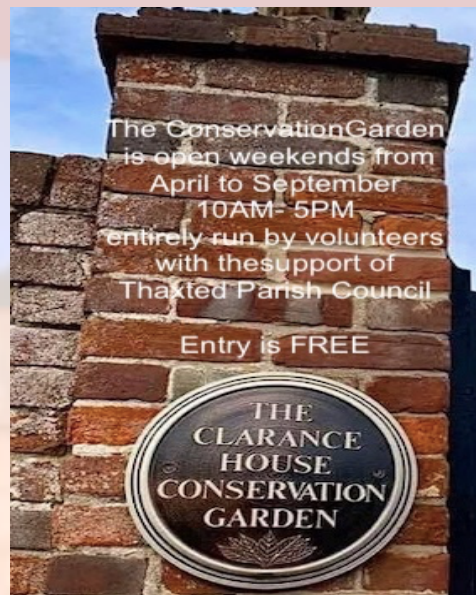


Discover Bushcraft

Exciting and engaging outdoors and nature based activities for children and adults

Welcome

Discover Bushcraft brings exciting and engaging outdoors and nature based activities to children and adults. We do wonderful exciting things such as fire lighting, shelter building, wide games, knife work, camp fire cooking and so much more.



NOTES

ADVISORS - THANKS

The following deserve of our thanks for their assistance throughout the year.

- *To Pellys, who via Andrew Arnold remain legal advisors to the Society.*
- *To Electric Footprint for their ongoing maintenance of the website.*
- *To Cannon Architectural for their support and advice*

THAXTED SOCIETY GOVERNANCE

The Thaxted Society is constituted under guidance of the Charity Commissioners and this AGM is one of the requirements of that guidance as set out in our adopted constitution. The following are standing for re-election or appointment at this year's AGM.

Honourary (appointment)

Bruce Munro Esq. Hon. President. 2017

Executive Officers

Michael Culkin	Chair.	2013
Ben Allen	Vice Chair.	2018
Kate Barker	Treasurer.	2018
Maggie Catterall	Secretary.	2014

Executive Committee Members

Brian Smith	Editor T.H.P.	2004
Angela Clarson	Membership Sec.	2013
Richard Till	Thaxted History.	2015
Trevor Haynes	Building Regs.	2018

Co Opted Member-Advisors

Andy Frater. Parish Council rep 2023-26

We currently have vacancies on the Management Committee and would be pleased to hear from you if this was of interest. The Committee meets quarterly including this AGM.

Until we exert the influence such a remarkable town merits we are at risk.

MINUTES OF LAST AGM 2025

**Minutes from Thaxted Society AGM
THURSDAY 15TH MAY 2025**

Chairman welcomed all to the 63rd AGM and 649th meeting of the Thaxted Society.

- Apologies have been received from Heather Bull, Lorna Burkle, Sue and Richard Freeman, Mike Smith, Mr & Mrs Wordsworth, Andy Frater, Victoria Knight, Terry Frostick, Kathy Starr, Rt. Hon. Kemi Badenoch, Dean Hermitage, Lauren Barham, Cllr. Mike Tayler and Mrs Suzanne Walker.
- Attendees include Ben Allen, Joe Hobbs, Kate Barker, Brian Smith, Maggie Catterall, Lesley Tiarks, Bruce Munro, Anne & Michael Beresford, Sybil King, Ann Pickhaver, Richard Haynes, Avril & Tim Russell, Rosie Barry Jackson, Yvonne Baccush, Edna Mardell, Trevor Haynes, Peter Donovan, Ian & Lesley Stewart, and Cllr Robert Silver.
- Minutes of last AGM are in the Report on pages 11&12. No points were raised so minutes were duly signed off and adopted.
- Apologies received from Kemi Badenoch MP, Dean Armitage, Suzanne Walker, Cllr. Martin Foley, Trevor Haynes, Lynn Brown, Ann Pickhaver, Heather Bull, Tom Cannon.
- Appointment of Bruce Munro as Hon President by acclamation.
- Appointment of Executive Committee with no changes by same process.
- Treasurer's report and A/c's are contained within the annual report on pages 7 & 13. No questions were taken so duly adopted.
- Chairman read his 2025 letter on page 4 of the report. Included welcomes to Cllr Richard Haynes from Uttlesford and Rob Silver of Parish Council who has just taken on the two portfolios of Assets and Amenities.
- Any questions from the floor? Ian Stewart asked question re bypasses. Bypasses tend to invite 'building up to them'. What about solutions available, in front of us, possible but not thought about, looking for different ways of thinking.
- Closing remarks by Hon. President who thanked committee for all their work and dedication with the Chairman still remaining after many years who has done so much to keep the Society active and remaining. Bruce added mention of a road surface on way to Raine which has effect of calming traffic, worth investigating.
- Meeting concluded with drinks and nibbles and good conversation.

SIGNED



DATED

14-9-2025

SOCIETY ACCOUNTS 2025-2026

THAXTED SOCIETY April 2025-March 2026

Opening balances

Current a/c	2595.26
Premium a/c	1092.48
Total	3687.74

INCOME

Membership	605.00
Books/pins	130.00
Interest	0.00
Donation general	45.00
Donations AGM	0.00

Total Income 780.00

EXPENDITURE

Web-hosting	150.52
Venue hire	48.00
Thaxted Fayre	15.35
AGM expenses	227.39
Dot print	2488.00
Book launch	248.69
Postage/stationery	64.25

Total Expenditure 3242.20

Closing balances

Current a/c	733.06
Premium a/c	499.29
Total	1232.35

History project

<i>Opening</i>	2807.42
<i>Books</i>	100.00
<i>Donations</i>	0.00
<i>Launch</i>	248.69
<i>Expenses-printing</i>	2488.00
<i>Closing</i>	170.73
<i>Free cash</i>	1061.62

APPENDIX Adopted Policy to 2026

- i.**To: oppose all building outside the current development limits ref NP 2019. (*Except: where recognised harm is outweighed by enforceable and contractual benefit provided by the developer, builder, landowner or applicable part.*)
- ii.**To: encourage actively the use, protection, and designation, of Thaxted's public open green spaces in perpetuity for the benefit of all.
- iii.**To: resist the creeping urbanisation of Thaxted and its Historic Core [*Clarson Clause*]
- iv.**To: discourage parking on pavements, ancient pathways, and ancient cobbles.
- v.**To: oppose all planning for the conversion of garages, carports, and parking in any form resulting in the loss of parking.
- vi.**To: resist and oppose change of use from commercial/business to residential.
- vii.**To: encourage the use, style and form, of hanging signs in the conservation area.
- viii.**To: discourage the use of concrete kerbstones and asphalt pavements and pathways.
- ix.**To: defend vigorously and seek conservation of, our original gas light lamp-stands and to robustly discourage installation of modern unsympathetic public lighting.
- x.**To: oppose all Outline Planning applications which: impinge, abut, or affect, in any manner the Historic Core including the Conservation Area.
- xi.**To: insist that reserved matters respond adequately both to Thaxted's historic and local vernacular, as well as those details designated unique and particular, whilst complying with the Essex design guide and the Thaxted Neighbourhood Plan.
- xii.**To support the development and use of solar panels and allied climate change mitigation at Thaxted including their appropriate use within the conservation area.
- xiii.**To encourage public bodies to install electric charging points throughout Thaxted to meet growing demand and encourage the change to cleaner power.
- xiv.**To urge the removal of publicly displayed posters, and notices after advertised event.
- xv.**To support and assist in the delivery of the Neighbourhood Plan through its detail, conditions, and intent and thereafter to so monitor effect and compliance.
- xvi.**To discourage the use of plastic: plants, trees, flowers, shrubs, and grass, outside reducing the polluting effects of plastic particles upon the soil and groundwater.
- xvii.**The Society expects and encourages the proper care and maintenance of all listed buildings at Thaxted without the need of intervention by the Conservation Officer.
- xviii.**The Society is resolved to object to all 'split-planning' applications, where the evident purpose is to avoid Low-Cost Housing contribution or other legal requirements.
- xix.**The Thaxted Society discourages the use of non-drained land hard standing/parking at properties where adequate flood run off mitigation is not in place.
- xx.**Further to our policy ii-17, The Thaxted Society considers the provision of green amenity space throughout district, material in all Local Plan considerations and per our paper Tabula Rasa, an imperative in ensuring green space provision to match, if not exceed, the national average. (*Ref Thaxted Society aspirational benefit catalogue.*)
- xxi.**To: discourage the use of public pavements and footways for the display of planters, pots, seating and other domestic material where such items reduce the footway to below the current legal standard for a mobility assured footway. *In this the Society relies upon the enforcement of best practice guidance 2021 on Access to Pedestrian and Transport Infrastructure. Dept of Transport.*
- xxii.**To: Object to and alert the LPA to all, 'assumed' unpermitted public advertising with its immediate removal on that basis, for the protection and careful maintenance of the conservation area and Thaxted's heritage street scene.

**(Adopted unanimously by the Executive Committee on April 26th, 2018)*

*** (adopted unanimously by the Executive Committee on the 27th June 2019)*

**** (adopted unanimously by the Committee on January 23rd 2020)*

***** (adopted unanimously March 30th 2022)*



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LINE

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RESID



CANNON

Architectural Design Ltd.

THAXTED
SOCIETY



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