

STAPLEFORD ABBOTTS PARISH COUNCIL

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Draft Minutes of the Council Meeting 7.15pm Tuesday APRIL 1 2025

Present:

Councillors: Jayne Jackson (Chair) JJ
Kim Lidlow (KL)

Officers: Ellie Thomas, Clerk

In attendance: 12 Residents/ Visitors

1309/25	Apologies for Absence		
	Cllrs Colleen Atkinson & Marion Francis. The meeting is not Quorate therefore Members can present but not take any decisions.		
1310/25	Declarations of Interest		
	JJ lives opposite Chapel House (EPF/0440/25) but only knows the householder through EFDC Enforcement, and not in any social, business or personal manner.		
1311/25	Minutes of last Meeting		
	Confirmed as a true record		
1312/25	Clerk's Report		
	<p>Welcome to PC Andy Cook with the crime report from December 3, 2024, to April 1, 2025: 1 motor vehicle interference in Tysea Hill, 1 motor vehicle theft, 1 theft from a motor vehicle, 2 burglaries in Curtismill Lane, 2 criminal damages. There have been 108 calls for Andy's beat at Essex Police and 48 crimes reported for the whole beat. Noted that a resident reported that several villages had been troubled by travellers. PC Cook gave details of dispatch. He offered Despatch leaflets to scan for ease of reporting – also to go on our website. JJ: PC Samantha Smith from the rural police came to visit us last week. She witnessed issues at the school during drop off time and at flashpoints on Hook Lane. Clerk to write and thank her, and ask for solutions to the situations.</p> <ul style="list-style-type: none">• Bulletins - EFDC, ECC, EALC, Police, Travel, Speedwatch, Tourism, Libraries and Trading Standards - circulated.• Rogation Walk: taking place this year due to no Ride London, and it will be the 25th in its present format (i.e. the Millennium Walk). Suggestions for any special ways of marking the silver anniversary are welcome. Clerk is currently mocking up posters so please send these to Parish Council.• SAPC went to Planning Committee B 12/3/25 - the recording is up but no sound. Clerk asked EFDC: it was a technical fault.• Bus shelter update : restoration ongoing, piecemeal on Sundays as it's the only day without bus services. The shelter by the Rabbits is almost done and Bournebridge Lane is rubbed down and ready to paint.• Chapel House - we have extension till April 21 so can schedule a public meeting.• Tree Protection Orders - EFDC has an interactive map. We cataloguing TPO in the village, and will use this for reference.• Moto Update: There was a protest at Brentwood Borough Council's offices at the end of January with almost 40 protesters from the group. Membership is now 180 which they hope would get them a seat at any Public Inquiry. They are contacting schools, who will be impacted by extra traffic on local roads from build phase onwards. They are also contacting people who live on the routes that Moto's HGVs will take and all those who objected to plans via Brentwood Borough Council. They have heard that Welcome Break has submitted its application for planning permission and that the Council is checking that its application is complete, before adding it to the Council's website. National Highways and the Highways Authority have also apparently raised concerns about Moto's plans which are constantly being updated. There is a new video on the website explaining what Moto wants to do, and what the objections are. A fundraising campaign is upcoming – more news soon.		
1313/25	Matters for Report		
	<ul style="list-style-type: none">• Section 106 applications: signed for the High House Farm and for Woodside.• VE80: We have bunting and are speaking to the two pubs for events. We have bunting for the church also. The Lambourne beacon will be taking place at around 9pm on the day - clerk to check and publicise.• New defibrillator: goes up on the seventh of April, more soon.• Hook Lane issues: covered. Many thanks to PC Smith.• Welcome to Rev Roger Gayler with the church report: Part of the VE celebrations will be the plant sale 10/5/25. All contributions are welcome. Easter celebrations will be publicized in Link up. Every six years the church renews its electoral roll. If you want to be on this, please tell the Vicar - it will be in link up and Parish Council website. Residents should be C of E to apply and be interested in the church and want it to survive.• Quiz night: scheduled for 11/4/25.		
1314/25	Finance		
	Transactions for the month – All agreed and actioned.		
	E THOMAS	CLERK MARCH 2025	407
	EALC	PLANNING COURSE	156
1315/25	Planning (Development Control & Enforcement Team)		
	<p>EPF/0440/25 The Chapel House, Tysea Hill, RM4 1JU Proposed construction of 3 detached residential dwellinghouses replacing ancillary buildings with associated landscaping on land at Chapel House. Alex Sadowsky RETURN APRIL 7 2025 Our objections are very much the same as those to Oak Hill Green. There is an enforcement notice on the property, namely, the fence - they have not applied yet for planning permission for that. It was thought to be for protection of the site, but then the application was submitted. Noted that the structure of the bridge will have to be checked, noted that they will remove the indoor arena and use that</p>		

	<p>footprint in the Green Belt and not the grey belt. Traffic, especially at the entrance and exit, was noted as a concern. Flooding and raw sewage leaks are a concern, as there was a broken pipe there last year. Lighting – the site will need low lighting there if any at all. Residents are welcome to share their views.</p> <p>EPF/0442/25 Rowan House, Stapleford Road Stapleford Abbots, RM4 1EJ Redevelopment to provide 4 houses. Alex Sadowsky RETURN APRIL 7 2025</p> <p>This is on land that does not actually belong to Rowan House – it is behind the house and was sold to Esperanza. Resident is going to speak to Rowan House owners. Flooding: it has flooded here before, so it is a risk, even though there is no objection to that in the documentation. There can be said to be overdevelopment on site – it is also noted that there are 25 unsold houses in the village which are similar to the ones planned here, which are still having an impact on utilities. There have been utilities issues on this site before, and utilities companies said these issues were caused by works going on. The Victorian water and sewage pipes in the area especially are under strain. There are TPOs in the area of the site which may be impacted. Also we are concerned if the traffic report is in date.</p> <p>EPF/0520/25 Lyngs Farm, Nupers Lane, Stapleford Abbots, Romford, RM4 1JR Change of use of one agricultural building into a dwellinghouse. Mohinder Bagry RETURN APRIL 14 2025</p> <p>A precedent had been set by Tysea Hill for developments of this type.</p>
1316/25	Parish Council Projects
	None
1317/25	Correspondence
	EFDC planning wrote to us about 2 Highgrove, which was formerly known as 4 Kensington Place. We are curious why is this change of name is happening. 5, then 8 then 11 Houses were built, and if two are called something else, that would knock it down to nine, so no social or affordable housing quota needs to be met. Noted to query and respond as to our position over their appeal.
1318/25	Meetings of Outside Bodies and Training Courses
	Visit from Rural Police – covered.
1319/25	Highways
	JJ has been on a site visit, taken pictures and reported defects on all village roads and drains. Tysea Hill holes that were filled are opening up again - reported. Bournebridge Lane repaired and disintegrated area: reported. Church Lane defects to be reported. All water leaks must be reported to Affinity Water. Lorries going through the village to Navestock (Middlebrook Farm development) are still causing noise and carriageway problems – we have fielded calls from residents about this. The contractors are coming this way as they are trying to avoid travellers. However this is not strictly our problem - it is a police matter. Clerk to write to Brentwood BC to advise.
1320/25	Matters for future Agendas
	Rogation Walk – 25 th Anniversary
1321/25	Open Forum
	<ul style="list-style-type: none"> • Footpaths: March has been spent form filling, ensuring grant applications are in, training courses booked and assessing work to be done. Now the weather is improving, schedules are being planned. • Tree in the brook – this is EFDC responsibility. Clerk to email Trevor Bailey, EFDC and alert developers at Spencer's Farm. • Drains: noted that issues with the drains near the junction of Stapleford Road and Bournebridge Lane are shared by Tysea Farm and Abbott's Farm as the same pipe that goes all the way down to Pinchback serves them, and has suffered with blockage in the brook here. Works by Thames Water are in progress in this area and have been for 12 months. • There is a collapsed drain at Tysea Farm and Bournebridge Lane in footpath 16, 17, and 18 area. Clerk to write Thames Water for more information about what is going on and being done. • Noted that Bournebridge Lane residents who back onto the brook must keep the brook running and the ditch clear. • Noted that bus stop at Bournebridge Lane looks nice already, even though it hasn't been finished.
1322/25	Time & Date of next meeting
	Meeting closed at 20:31. Next meeting at the Village Hall 6/5/25 at 19:15 AGM 14/4/25 at 19:15

Signed by Chair: Date:

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