

# STAPLEFORD ABBOTTS PARISH COUNCIL

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## Draft Minutes of the Council Meeting 7.15pm Tuesday DECEMBER 2 2025

### Present:

**Councillors:** . Jayne Jackson (Chair) (JJ) Kim Lidlow (KL) Colleen Atkinson (CA)

**Officers:** Ellie Thomas, Clerk

**In attendance:** 11 Residents, Jim Brown and Chris Diggle of Hill Group

1406/25	<b>Apologies for Absence</b>
	Marion Francis (MF)
1407/25	<b>Declarations of Interest</b>
	None
1408/25	<b>Minutes of last Meeting</b>
	The meeting of last month was not quorate, but the notes of that meeting were passed as a true record.
1409/25	<b>Clerk's Report</b>
	<p>Firstly, to address the issue of works on Oak Hill Green site, which have been the source of much anxiety and traffic congestion since the last meeting. Welcome to Jim Brown and Chris Diggle from developers The Hill Group . Chris is the site manager, in attendance on site five days a week. Jim is the project manager, and on site once or twice a week.</p> <p>There are residents on Oak Hill Road who have been more directly impacted by the construction works at Oak Hill Green and four correspondences have been received from these residents raising concerns about this (see Correspondence below). The Hill team want to get offsite work done first - mains, auxiliaries, entrance, with temporary entrances, which will enable them to get the traffic off Oak Hill Road as soon as possible, because they know it's a busy junction.</p> <p>The offsite drainage connections are pending approvals from authorities and they will need to book in the road space. Any work in the carriageway itself is under the jurisdiction of Essex Highways and there are no confirmed dates for works or traffic controls as yet. Drainage. Some people expressed concern that the road has a combined sewer – they are trying to get approval to get a connection to do that., originally the foul water was going to the sewer in the road and the storm to the brook.</p> <p>Hill team encouraged all to send information or questions to <a href="mailto:Jimbrown@hill.co.uk">Jimbrown@hill.co.uk</a> <a href="mailto:Chrisdiggle@hill.co.uk">Chrisdiggle@hill.co.uk</a></p> <p>Once approved with the planning, they will let us know; next enabling workers on site, and boundaries, hoardings and cabins will be here next week. There's no security on site, but there will be cameras. Site opening times will be 7.30am until 4.30pm.</p> <p>Explained that deliveries had caused delays, and electricity works had caused the bottleneck last week. They had to close one side of the road to allow safe work. Essex Highways, again, are dictating the measures.</p> <p>There is nothing to unload on the street. Any unloading will be done on site. JJ asked if they could cut the hedges as they are a hazard for pedestrians and everyone getting off buses, especially old people. This has now been done. The bus stops will be staying, but they will be moved right away from Tysea hill.</p> <p>EFDC are yet to discharge some planning conditions – estimated to be around 17/12/25 then works will step up. The schedule of works is to start at the front of the site and they go to the back and round. They anticipate finishing summer 2027. A new substation is to come, and they hope that that will save on power cuts. They will be replacing the transformer adjacent to Tysea hill and UK Power Networks will upgrade the infrastructure.</p> <p>Hedge maintenance will be done by a management company, which will be run by the people who live there. More on this soon 17 out of the 42 properties will be social housing. JJ thanked Chris for knocking on the doors and explaining to the locals.</p> <p>They will have an office on the site with contact details displayed from next week so people can call them for issues.</p> <p>All machinery will be kept on site, but there's nothing to steal because the buckets will be removed.</p> <p>The Hill team encouraged all to keep them updated on anything that may be of concern, and they will report any updates to us. They stated that anyone with concerns can contact them directly via email or by visiting the site office. Details will be posted on the Parish Council website and on Facebook.</p> <p>Clerk's Report proper: Usual bulletins from EFDC, ECC, EALC, Police, Travel Essex, Speedwatch, Tourism Essex, Libraries and Trading Standards circulated.</p> <p>Affinity Water contacted re. drainage concerns at Oak Hill Green - told to contact Thames Water. Awaiting meaningful feedback.</p> <p>Christmas cards sent to all via e-card site.Welfare Trust: Clerk put an article in Linkup and feature on the website, leaflets to follow.</p> <p>Free weekend parking now in force in Epping for December.New council personnel training company launched by former EALC education lead – prospectus circulated.NO TO MOTO: Chris Finney reports: Havering is asking for comments on its <a href="#">Air Quality Action Plan 2025-30</a>. If The London Borough of Havering really wants to improve air quality, it therefore needs object to Moto's plans. Please point this out by completing Havering's short online Air Quality questionnaire. You <u>don't</u> have to live in Havering to do this. We wrote to Havering a few weeks ago, to explain how and why we think it can and should object to Moto's plans. Councillor Pat Brown has been supporting N2M from the beginning, is communicating with Havering's planning team, and with her Labour Councillor colleagues presented a petition to the Council, calling on it to act. We're meeting 2 more Brentwood Borough Councillors tomorrow to explain our concerns, and the reasons for our objections. Councillor Will Russell will also be presenting our petition to Brentwood Borough Council next month. We're also still trying to increase our membership numbers.</p> <p>Incidents: have been circulated widely and Parish Council have consulted Cllr Jamie McIver, who attended tonight. Discussed crash</p>

	<p>barriers on the corner highways. Cllr McIvor explained that Essex County Council Highways Panel is disbanded until the new council is formed, so there is very little that can be done, but he can put in the report anyway. We should also tell Cllr Cunningham.</p> <p>Discussed workable solutions: this road around Hook Lane has an adverse camber which makes driving difficult, but it's a 60 mph limit which makes speeding hard to sanction - resident spoke to driver in ditch on Sunday, and they said that they went 30 mph. There's a knock-on effect on traffic rerouting from works at Gallows Corner at the moment also. Chevrons may work to slow drivers down, or a sharp bend sign - possibly better than barriers. Not all police attend the crashes, and many people just get friends to help them pull themselves out of the ditch. A reflective sign may be good – we have requested reflective chevrons, which be a start. Query - what if farmers put a field barrier up. Suggested to liaise with farmer, who has maintained Hook Lane very well. Resident warned to check it's not his land in the ditch. JJ advocated an email to Cllr Cunningham cc'd to Cllr McIvor and the MP.</p> <p>Crash at Top Oak 2/12/25 - a car hit the back of a lorry. There was a break in in Tysea Hill 2 weeks ago, the house was ransacked and a car rammed. The police were very quick on scene. There was an attempted robbery from a truck on Friday - resident recommends getting driveways alarmed as it is effective.</p>		
1410/25	<b>Matters for Report</b>		
	<p>Works in Village: Update - Covered</p> <p>Section 106: Update – EFDC say they need more details, including visuals, for their requirements. High House Farm owner offered to help. EFDC representative who commented was very vague about what they wanted, but he no longer works closely with section 106, clerk asked to be signposted to the correct officer (January). Oak Hill Green work has started, so this application can begin. A query was raised by residents about speed cameras coming under the High House application – High House's 106 funding is, as stipulated in the original agreement, to go towards a meeting space in the village that will be a community amenity. However, funding from another 106 agreement (Woodside Farm) will be ringfenced for traffic calming.</p> <p>Service Areas M25: Update – Covered -</p> <p>Oak Hill Green: Update – Covered - Clerk to put their contact details on the notice boards, website and Facebook</p> <p>•</p>		
1411/25	<b>Finance</b>		
	<p>Transactions for the month. VAT to follow end December as per usual.</p> <p>Budget to be revisited for final discussion next month – round robin to go before Christmas</p> <p>Agreed to purchase sign cleaning machine</p> <p>Agreed to contact Matt Bates to get a quote for the finger post and instruct to mount the notice board within the bus shelter</p>		
	J JACKSON	SENIORS MEAL	415
	E THOMAS	CLERK NOVEMBER 2025	407
	ETHAN GREENALL	HEDGE CUTTING	150
1412/25	<b>Planning (Development Control &amp; Enforcement Team)</b>		
	<b>Planning – No live applications falling within the appropriate time period</b>		
	Albin's Hall was refused. The cage at the shop may be there longer due to the length of the enforcement process.		
1413/25	<b>Parish Council Projects</b>		
	Abridge Big Sing at 7.15pm December 5. Concert at St Mary's church 7/12/25, with the offshoot singers and the organist, the flushing toilet is open. They're still 7k short works are to be done. Christmas services, all are welcome. Please see linkup for details.		
1414/25	<b>Correspondence</b>		
	<p>Correspondence: four residents contacted the Parish Council to express concern about the traffic chaos on Oak Hill Green, which was reported to the site manager by JJ straight away.</p> <ol style="list-style-type: none"><li>1. Resident reported operatives taking up the layby with their cars, alarm going off at 06:25, deliveries started at 06:54. The temp traffic lights stopped resident from leaving and entering drive because they have put them on the corner of Tysea hill and oak hill road – she was sworn at whilst waiting to turn onto her drive - she also saw lorries struggling to turn right into Tysea because of this problem. This resident added another comment next day that the site manager visited every house opposite the site and has told everyone that if they had any problems to go and see him. They are installing a pedestrian gate to access the site office safely if need be and are also willing to mark out where the houses will be going. He arranged a worker to turn all traffic lights to red when the deliveries come, and explained about neighbours being connected to the developments new electric substation. They also informed us that site will close in the 23rd Dec for Xmas and reopen after the new year.</li><li>2. Another resident described – with photos attached - getting disruption and road blockages from deliveries, but received no acknowledgement and asked the Parish Council to make representation to the appropriate people regarding this. The resident asked if those living locally should be given notice about any requirement for roadworks as it is affecting other neighbours along the stretch. Unfortunately the Parish Council have no control over the works or any regulation of the traffic lights or deliveries. This is governed by Essex Highways and any utilities companies that are working there.</li><li>3. A third resident reported struggling to turn from Oak hill road onto her driveway because of the build-up of traffic due to the lights at the junction – adding that residents were not informed of these lights going up or how long for. They also pointed out that drivers are not cooperative with residents who need to get onto their property. She worried about what will happen when the development is up and running in rush hour –the traffic was tailing back past The Top Oak.</li><li>4. Another resident on Oak Hill Road phoned to remark on the same thing. It's now extremely difficult for her to get on and off her drive. She is visiting relatives soon and is fearful for her safety getting through the traffic. She wanted the developers to be aware. The Hill team encouraged everyone to report such worries to them, and welcomed the Clerk putting the details on the website and Facebook.</li></ol> <p>A resident reported that a mobile home was dumped, graffitied and then set on fire. Speculated on its origin and requested that it was brought to the Parish Council meeting. They contacted the Clerk again to flag up that they have seen diggers levelling land near Benskins Lane at night and in the morning, the lane has been closed and blocked by heavy plant machinery laying gravel. They expressed great concern about unregulated settlements. It was noted that there had been vehicles there, but the particular location</p>		

	<p>comes under Havering, so it isn't directly under Stapleford Abbots jurisdiction. This is possibly a legal site, agreed to be vigilant and suggested that clerk speaks to Navestock Parish Council and see if they have had any issues or agreed any actions.</p> <p>Resident inquired about HGVs – these appear to have stopped: two of the councillors reported that they had not seen any and when they later drove past the JRL site the fence is closed and the bund is right up to the entrance; it looks like works are either over or running down. All machinery is still on the site but it is unknown what will be done with this and in what way.</p> <p>Resident: contacted with section 106 queries – see above. Parish Council agreed to research this and ascertain exactly what EFDC require from us in the way of documentation.</p>
1415/25	<b>Meetings of Outside Bodies and Training Courses</b>
	None
1416/25	<b>Highways</b>
	<p>Leaking drain: Affinity &amp; Thames water advised council to report via their website.</p> <p>Residents: 40mph speed limit at High House Farm should extend the village envelope from Passingford Bridge to Hook Lane.</p> <p>Cllr Mc Ivor: 14 houses can enable a settlement to have speed reduced.</p> <p>Salt: to arrange for Oak pub and the village hall. Suggestion that Stapleford parish council and Stapleford Village could do an application each – also suggested a consignment to Nupers Hatch salt box. To revisit.</p> <p>Residents 2022 report that they can't reduce the speed at the school: the MP has tried, the variable speed at the school was proposed in writing, but it was changed at the last minute.</p>
1417/25	<b>Matters for future Agendas</b>
	Precept (especially for getting works done around the village), council recruitment drive
1418/25	<b>Open Forum</b>
	<p>New bins: residents noted that they can take the trash to the bin, but can't take them out of the street, and anyone can get fined for leaving their bins and rubbish where they shouldn't be. Noted that EFDC can remove the bins altogether. To write to all the bungalows on the gated estate to warn them about this - if we have to clear it, we will be obliged to inform EFDC. Also, to re-notify the estate agents for the development that their sign board should come down.</p> <p>Cllr McIvor gave a quick round up of the developments at Essex County Council, including the mayor of Essex, which will happen next May. It is a big, powerful role and needs consideration. MPs were trying to bring Havering into Essex, which would mean no ULEZ. The impact on the need to develop in the area is as yet unknown.</p> <p>Cllr McIvor commented that fly tipping has become more widespread, so the more action taken, the better. He also made general comments on social care, special education, the Bell Hotel and the next May election forecasts.</p> <p>Citizens Advice: Cllr McIvor and others pinpointed this as very good service. There is a walk-in hub at Waltham Abbey. However, they aren't open at times when people are at work, which needs to be addressed. Happily they do also work remotely, and they have a rural road show: to find out more about that and get promotional material for website and boards.</p>
1419/25	<b>Time &amp; Date of next meeting</b>
	NEXT MEETING 6/1/26 AT 19:15 – tonight's meeting closed. 21:05 - Merry Christmas and happy New Year to all

Signed by Chair: ..... Date: .....

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