STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk 131 Bentley Drive, Church Langley, Harlow, Essex CM17 9QY Tel: 07599 249962 Email: <u>StaplefordAbbottsParishCouncil@gmail.com www.staplefordabbotts.blogspot.com</u>

Draft Minutes of the Council Meeting 7.15pm Tuesday 2024

Present: Councillors:	Jayne Jackson (Chair) JJ Colleen Atkinson (Deputy Chair) CA Kim Lidlow (KL)
Officers:	Ellie Thomas, Clerk
In attendance	e: 11 Residents/ Visitors Cllr Amos of EFDC
1225/24	Apologies for Absence
	Marion Francis (MF), Cllr Mc Ivor of ECC,
1226/24	Declarations of Interest KL
1227/24	Minutes of last Meeting
1227721	Confirmed as a true record
1228/24	Clerk's Report
	• Usual bulletins circulated: EFDC, ECC, EALC, Police, Travel Essex, Speedwatch, Tourism, Libraries and Trading Standards
	• Ride London is off in 2025 - no longer clashing with Rogation Walk.
	LCLC date moved - it is now November 21
	• The Village Sign has been fixed - thanks to CA whose builders put it back on its feet.
	• Moto - have had no new information from their team as yet.
	• New newsletter - Highways & Transport In Essex. Says ECC has £25 million to devote to road repairs this year, which
	includes upkeep of signs and lines and roadside vegetation.
	Tipping at Gutteridge Lane - reported
	• EF Vision Zero Day, 16/10/24 CSW groups welcome to participate (clash with Welfare Trust function noted)
	Theydon Play - Habeas Corpus by Alan Bennett 17-19 October at TBVH
	 Appeal @ Jubilee Bungalow has had our comments from objection sent Chapel House - possible breach due to wall being too high site visit planned
	 Chapel House - possible breach due to wall being too high, site visit planned Top Oak - site visit planned. I have contacted EFDC Planning 3 times to confirm but no response yet
	 For Oak - site visit planned. I have contacted EFDC Flamming 5 times to commin but no response yet Wycheways - investigating possible planning breach with Velux windows not on plans. Awaiting response from EFDC.
1229/24	Matters for Report
1230/24	 Chapel House: a high fence is being built here on a council verge - higher than stipulated in planning regulations. The owner is aware and a site visit will take place. Application for Rosedene (EPF/1805/24), came in too late for the agenda, but the Parish Council has concerns. To contact EFDC with objection and open invitation to dialogue with the owner. MF and KL to submit feedback ASAP. Application details demolishing bungalow and rebuilding as a house with a car port and lift in the basement. Concerns include size of the building, the floodwater risk, (there is also a sunken living room which may be affected), impact of lift noise on neighbours and impact of the tendency to power cuts on the electronic lift itself. Also speculation that the car port may be converted into dwelling space at a later date. Finanace
1230/24	Transactions for the month – All agreed and actioned
	E THOMAS CLERK SEPT 2024 451
	ANDREW KING CHURCHYARD STRIMMING 300
1231/24	Planning (Development Control & Enforcement Team)
	EPF/1769/24 Land at Oak Hill Road, Stapleford Abbotts, RM4 1JH The erection of 42 no. residential dwellings together with
	 highway, car parking and associated works Yee Cheung RETURN OCTOBER 7 2024 OBJECTION This application is to change the design of the houses; we objected at each stage, this will be our fourth. Noted that Cadent have
	now objected.
	• The pedestrian crossing is too near the junction. Over development. Lighting should be e1 not e2. Transport for schools in Stapleford Abbotts school has not been mentioned. Emergency services and delivery access is very tight. Resident commented
	that the there'll be huge impact on the four houses directly opposite - resident spoke to the developer, who asked to go to their
	house and see what it was like from their aspect. Conditions should be put in to protect people in the area.
	• Agreed that the vegetation needs maintenance – suggested using Section 106 funds. Vegetation will be maintained during
	construction, but when the houses are sold, developer will put in a service company to look after the estate.
	 Highways mentioned that they may need to get traffic calming. Suggested picket gates at each side of the road, (as per village signs) as a virtual traffic calmer.
	• Suggested to ask highways to visit again. Noted that the traffic survey was done after the schools had broken up for the holidays,
	so it was unrealistic. The lorries passing through the village also need to be taken into account.
	• Noted surface water, ground water and flooding are already bad here; we are concerned about their impact on the development.
	• The village is also subject to power cuts – the development may have a separate power supply or one existing.
	• The playground is noted as being next to an unfenced pond. The pond doesn't collect water, as it's on a flood plain, but this could

	 be dangerous anyway, an added issue being that the play area may be a hot spot for unwanted behaviour at night. Noted that all new residents are promised a voucher for public transport, but there is very little. Parking on the main road is a huge safety concern - we need dialogue with
	 Comment that there is a reduced number of houses on site, but there is already planning permission. Resident speculated about possible problems if the houses aren't sold, but let.
	 Noted that a shared bins idea sounds unclear, and we need more clarification on this. In general there is much that we need clarification about as regards this development. Parish Council will submit our objections, with appendices concerning power cuts, traffic incidents near the site, and numbers of houses built in the area.
	EPF/1835/24 Rowlands, Bournebridge Lane, Stapleford Abbotts, Romford, RM4 1LT New boundary fence and gate. Mohinder Bagry RETURN OCTOBER 7 2024 NO OBJECTION
1232/24	Parish Council Projects
	None this month – noted that church Christmas fayre scheduled for 17/11/24
1233/24	Correspondence
	Wycheways – a resident saw Velux windows being put in the roof which are not on the plans – EFDC contacted, awaiting update. Top Oak Pub – email from resident with concerns, Parish Council had no available speakers as the meeting was only confirmed on the day before, and everybody eligible was away or sick. Councillors are all against the application for Top Oak, and a site visit is planned. Cllr Amos to advise. Noted that by rights, site visits need to take place for every application there is a letter about.
1234/24	Meetings of Outside Bodies and Training Courses
	None this month – Local Councils Liaison was moved to November 21 and Clerk will endeavour to attend.
1235/24	Highways
	Potholes on Tysea Hill and Hook Lane reported. Pothole on Church Lane is being reported. Resurfacing on Tysea Hill to Murthering Lane will take place March-May 2025.
1236/24	Matters for future Agendas
	None this month
1237/24	Open Forum
	Church Report: Church: As Ride London is not taking place in 2025, the Rogation Walk now is proposed to be on 25/5/25. All permissions for the new toilets have been received, and works hoped to move forward next year. The September quiz was very successful; Welfare Trust lunch will be held this month.
	Footpaths: PC Update for Summer 2024- July, August and September. It has been a very busy summer keeping footpaths open. We have been fortunate to attract some new members. The small yet hard working team have done some excellent work to keep the ever-growing weeds down and open up new spaces. This involved general vegetation clearance as well as some hefty hacks such as the well-used route 25 from Oak Hill Road out to the Havering footpaths. Work over the summer has involved liaising with Essex, encouraging landowners to 'do their bit', training up new people, re marking routes and clarification of legal line set against historic understanding of where paths actually go. Two diversions are being applied for following the latter and enforcement has been active removing blocks and notifying landowners where persistent non-compliance has taken place. A massive thank you to everyone involved - Catherine Burnett P3 lead and PPA.
1238/24	Time & Date of next meeting
	Meeting closed 20.13. Next meeting November 5 2024 at 7.15.

Signed by Chair: Date:

Signed by Clerk:Date: