

STAPLEFORD ABBOTTS PARISH COUNCIL

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Draft Minutes of the Council Meeting

7.15pm Tuesday FEBRUARY 4 2025

Present:

Councillors:

Jayne Jackson (Chair) JJ
Kim Lidlow (KL)

Colleen Atkinson (Deputy Chair) CA
Marion Francis (MF)

Officers:

Ellie Thomas, Clerk

In attendance:

17 Residents/ Visitors

1281/25	Apologies for Absence		
	None		
1282/25	Declarations of Interest		
	None		
1283/25	Minutes of last Meeting		
	Confirmed as a true record		
1284/25	Clerk's Report		
	<ul style="list-style-type: none">Usual bulletins from EFDC, ECC, EALC, Police, Travel Essex, Speedwatch, Tourism Essex, Libraries and Trading Standards circulated.EALC courses for 2025 circulatedOn 14th January, a water pressure issue cropped up in Hook Lane area - the culprit appeared to be roadworks in Stapleford Road affecting the water main. All was dealt with by nightfall.Oak Hill Green update: while there are no major objections, there have been delays in the council responding to a few items, which has caused the application to remain ongoing. Developer discussed flooding point with the site team, who visited the site to carry out some checks and take updated photos. They have confirmed that there are no signs of flooding issues on site. The LLFA confirmed on 7/1/25 that they have no objection to the granting of planning permission.Promotion: Alex Burghart MP aims to start a "What's On in Brentwood and Ongar" element to his social media and seeks local input - details of clubs, classes, events, talks, entertainment, history and arts societies - in parishes under his jurisdiction. He is also collating a list of spring / summer fetes Please ask Clerk for details.EFDC: A successful bid for government funding has been approved for a new multi-agency project in the district to tackle fly-tipping and environmental crime. See parish website for full story.Accidents: five incidents in the village since last meeting, 4 in Hook Lane – some necessitated emergency services.		
1285/25	Matters for Report		
	<ul style="list-style-type: none">Service Areas M25: Clerk contacted Say No to Moto for update, received a lovely email from their chair Chris Finney, outlining activities and progress. Next meeting is 27/2/25 at Noak Hill Victory Hall, 19:00. No word as yet on Welcome Break Roding Valley.Inclusion Course: Planned for a Saturday morning in the Village Hall in next 2 months. Please spread the word to all and we will confirm time and date.VE Day 80th Anniversary: Clerk has registered online for updates and mailing list. Nationally there will be ceremonies with flags and bells at 09:00 and beacons at 21:30. St Mary's to do bellringing – Lambourne plan a beacon which all are welcome tom attend. There will possibly be more events at pubs. SAPC to meet again to discuss suggestions.		
1286/25	Finance		
	Transactions for the month – All agreed and actioned Budget and precept: budget and precept confirmed after adjustments agreed last time, precept applied for 31/1/25 and acknowledged.		
	E THOMAS	CLERK JAN 2025	418 and itemises also £3 EFTAG fee paid but not declared on invoice last time
1287/25	Planning (Development Control & Enforcement Team)		
	<ul style="list-style-type: none">EPF/0065/25 Formerly 4 Kensington Park, 2 Highgrove, Stapleford Abbots, RM4 1AF Proposed single infill self-build detached chalet bungalow. Alex Sadowsky RETURN 17/2/25 COMMENTS: Neighbours in Abbott's Way, Lyng's Farm and Nupers Hatch were not notified. This appears to be stepped-up development, as the original layout was 9 houses, then 4 more were added. This makes for overdevelopment on the site, and there is a lack of social housing also.EPF/0120/25 4, Valley Drive, Stapleford Abbots, RM4 1EJ Single storey rear extension. Klajdi Koci RETURN 17/2/25EPF/0121/25 5, Valley Drive, Stapleford Abbots, RM4 1EJ Single storey rear extension. Klajdi Koci RETURN 17/2/25EPF/0122/25 8, Valley Drive, Stapleford Abbots, RM4 1EJ Single storey rear extension. Klajdi Koci RETURN 17/2/25EPF/0123/25 9, Valley Drive Stapleford Abbots, RM4 1EJ Single storey rear extension. Klajdi Koci RETURN 17/2/25 <p>COMMENTS: The Valley Drive applications here are exactly the same as the applications for 6 & 7 Valley Drive which were passed recently – to reiterate Parish Council comments on those sites. Like with these previous applications, not all the neighbours were notified; the site is developer-owned. Noted that there was a refusal 2023 for garden extensions into Green Belt. Noted local comments about development creep – an abuse of the planning system on site in order to develop more houses. Noted flooding risk and reality from nearby brook, which suggests all flood risk assessments should be refreshed. The extensions are 50% increase and large enough to make the garden amenities very small – suggested the developers may trv to apply again for garden extensions. Parish Council would like a</p>		

	<p>meeting with the developers and Planning Officer to update, also to warn that the site is a mess, even compared to other sites in the village (Clerk to contact Messrs Dowsett, Blackshaw and Koci) . There is also damage to roads, pavements and highways due to HGV activity – assurance is needed that this will be made good.</p> <ul style="list-style-type: none"> • EPF/0101/25 Tysea Stores, Tysea Hill, Stapleford Abbotts Prior approval for enlargement of dwelling by construction of an additional floor, new additional floor designed to match the character and materials of the existing building, integrating seamlessly with its appearance. Rhian Thorley RETURN 17/2/25 • EPF/0105/25 Standish House, Tysea Hill, Stapleford Abbotts Prior approval for enlargement of dwelling by construction of an additional floor, new additional floor designed to match the character and materials of the existing building, integrating seamlessly with its appearance. Rhian Thorley RETURN 17/2/25 COMMENTS: Parosh Council met with developers to discuss this last year – and to warn them not to submit as one application as there are 2 title deeds. Last application was duly refused. We reiterate our objections to the proposals as per our previous response. All neighbours wishing to object are urged to resubmit objections to these applications too – we have received an email from a neighbouring family with objections to the applications which would fall into this category. All please put in your objections – and make sure you put in a separate objection to each application - six objections will take it to committee and we will register to speak. SAPC oppose the project – a 3-storey building is not in keeping with the area. The developer has remarked that the shop will continue trading, but it is noted that they don't sell much of local interest (newspapers etc) and it has been wondered if this is an ulterior motive. The developers cannot go ahead with permitted development rights; paperwork from Creative was misleading and it appeared not to have been amended from the first application.
1288/25	<p>Parish Council Projects</p> <ul style="list-style-type: none"> • Flower Festival: Church is appealing for donations for the Festival (26 & 27 August) and the Plant Sale (May 11). Parish Council were offered a stall – to sell plants/planters and to do outreach work for the PC. Suggested we invest in plants from allotments money, donating £250 as a council project. Also suggested that we write to developers to get involved as it is a community fundraiser (the school is also taking part) – JJ has approached Hills already. • Church Toilets: In December 2024, the developer in charge of the project pulled out. Church committee agreed to engage the nearest tender which was £95k (£54k has been raised so far). The works will go ahead, beginning 31/3/25 and the amenity will be ready by the Flower Festival. • Bus Stop Refurb: Agreed to take up latest quote from Matt Bates for all three stops and to fix the Hook Lane sign.
1289/25	<p>Correspondence</p> <p>Email from resident expressing concern about health and safety: is contaminated earth is being moved and repurposed on and across the public footpath between new developments Woodlands Grove and High House Farm (PROW37)? Land on the High House Farm development was noted to feature contaminated land from an old bones factory and the resident was concerned that contaminated earth may have been moved across a public right of way, as well as heavy plant being on a footpath where walkers may be. Developer was contacted and explained thus: Works going on associated with the foul connection for the site on Stapleford Road have been carried out by an approved contractor as part of the S104 agreement. The area where the connection is being made is at the mouth of the farmers track. The developers had a meeting with him, and were assured that he would not need access to this path whilst the works were taking place. The track has been resurfaced recently by the farmer to allow suitable access for farming vehicles. The materials which have been temporarily stored alongside the track were the arisings from the excavations in the road and certified aggregates used to backfill the road. There may still be some residual material from this, but it is not contaminated and will only add to the strength of the track for farm vehicle use. Also, the area adjacent to the path is not part of the contaminated/remediated area, so there was no risk posed to the public. There was also a banksman in the area to segregate plant and pedestrians during working hours.</p>
1290/25	<p>Meetings of Outside Bodies and Training Courses</p> <p>Clerk attended EALC planning course – which was excellent, intensive and informative. National Planning Policy Framework Training at EFDC – they have circulated video & slides to all</p>
1291/25	<p>Highways</p> <p>Bournebridge Lane potholes have returned and the Rabbits one has worsened. JJ advocated writing to Cllr Cunningham at ECC. Noted that it is felt that contractors should be called back if roads they have fixed deteriorate quickly. Road by High Housse Farm is damaged, JJ to key in the developer.</p>
1292/25	<p>Matters for future Agendas</p> <p>VE Day – Defibrillator – Inclusion Course</p>
1293/25	<p>Open Forum</p> <p>Footpaths: A couple of matter arose in January requiring reporting to Essex. One was the misuse of a public right of way (37) by a builder/developer. Placing diggers, heavy machinery and mounds of earth across the route which is the alternative to the closed path 22. A number of residents reported being unable to pass. The other is ongoing issues with blockages along PROW 20 section running from Oak Hill Road to Bournbridge Lane. A landowners fence has now fallen across the path creating a blockage and health hazard. All reported to highways. The maintenance team hope to be scheduling path clearance from March.</p> <p>Advertising: development advertising signs are up for 2 years.</p> <p>Police: At the time of this meeting, all 99 Essex PCSOs will be stood down by start of financial year – cutbacks.</p> <p>Church: March 9 2025 – 5th Anniversary of Covid pandemic. Church has been asked to mark this, in remembrance of Covid victims – Abridge church will be open 9/3/25 at 16:00 for quiet prayer and contemplation on this theme, all welcome.</p> <p>Barn Dance is February 22. Quiz is April 11.</p> <p>Vicarage is sold 31/3/25 – Vicar was let down on office & storage solution, advised to ask Bons Farm.</p> <p>Parish rooms: To revisit Section 106 (paperwork now with Clerk) and outline permission.</p> <p>Council tax: Will be the same this year but cutbacks are said to be coming.</p>
1294/25	<p>Time & Date of next meeting</p> <p>Meeting closed 20:45. Next meeting 4/3/25 at 19:15.</p>

Signed by Chair: Date:

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