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 June 4th 2024

Present: Councillors:	Jayne Jackson (Chair) JJ Kim Lidlow (KL) Marion Francis (MF)
Officers:	Ellie Thomas, Clerk
In attendance	c: Cllr Clive Amos of EFDC, Cllr Sue Jones of EFDC, 16 Residents/ Visitors
1180/24	Apologies for Absence
	Colleen Atkinson (Deputy Chair) CA
1181/24	Declarations of Interest
	None
1182/24	Minutes of last Meeting
	Confirmed as a true record
1183/24	Clerk's Report
	 Usual bulletins: EFDC, ECC, VAEF, Police, Tourism, Trading Standards, Water, Libraries – circulated. Elections: welcome to our new District Councillors, ClIrs Jones, Amos & Cornish. ClIrs Jones and Amos attending tonight. D-Day: Flags now up at school and church. Church flag and also Tommy Statues to remain till after the flower festival. EALC have sent model financial regulations to study, more soon. Salt Bag Partnership: agreed to order a pallet, also to check location it will go to. Moto Services proposal for Brentwood: This is "Scoping request for proposed development comprising a new dual site motorway service area: Land At Priors Golf Course And Hill Farm South Of Horseman Side North Of Chequers Road Navestock Essex CM14 5ST". Proposal literature circulated, PR rep has been in contact. We appear to be a near neighbour, so recommended to contact Navestock PC for their view as soil dumping may be an issue here. Police: Commissioner Roger Hirst's department replied re incident on Oak Hill Road and delay in emergency services. <i>In this situation the service provided following this incident fell well below the standards I expect as Police Fire and Crime commissioner. Whilst the explanations provided give the context of the events, I would like to reassure you that I will ask for both services to work together, with East of England Ambulance Service Trust, to look at this situation and identify what lessons could be learned for a stronger more cohesive response in the future. This will take some time and I will let you know where we get to once I have further information.</i> Community Payback Workers: Clerk spoke to their co-ord Beth Lunn, explained the system and she recommended that we contact her nearer the time we needed to engage them for any projects.
	• ANPR: EFDC's Jess Pruett does not govern speed cameras, only straight ANPR systems. Supplied contact details for CCTV.
1184/24	Matters for Report
	 Highways: Bournebridge Lane potholes reported. Village drains overgrown reported. Environment Agency has been chased about drain blocked by a tree. No news on road sign repair. Oak Hill Green: JJ and other SAPC councillors met Ned Fox from developer Hill Group last week. There will be changes to the property designs (ie the layout) with visuals to come. Consultation to be arranged after the election, in w/c July 8. Small Councils liaison: Clerk observes that the small councils in the Staplefords/ Theydons area could have a lot of local knowledge to pool and opportunities to offer each other – after being impressed by how so many of us came together at the mineral waste consultation at Theydon Bois. The old EALC Branch, that was aimed at this kind of information-sharing, mutual support and discussion of local matters, has been disbanded. Suggested sounding out these parish councils for a proper forum, which could be on Zoom, to share what matters to them and how to help everyone. Clerk to put together a release (possibly after general election) and circulate. Ride London: even went smoothly barring a crash at Ongar. Signs still to be collected in the area as of 4/6/24 – tell C Davey. There were also road closed signs still at the Manor Road end of Hook Lane at this time. Resident feedback – there were extra toilets set up at The Rabbits which was good, but people were still seen peeing in the bushes on Hook Lane and the marshals were taking no notice of them. To tell C Davey to educate next year's marshals to be aware. Community Payback: Clerk has contacted their co-ord, and gathered information. CP team has to do a site visit, and the project must be whole day shift (8 hours) for 7-8 people. Also imperative are toilet facilities on or very near the site. Gutteridge Triangle is a hopeful project – also please ask co-ord (Beth) about footpath and PROW clearing. High House Farm Path: JJ spoke to the site manager and he has contacts who can cut the brush back in
1185/24	Section 106
	 Parish Rooms: A resident asked if we can use S106 funds for general village improvements – we cannot, it needs to be designated to a particular project. Modular buildings here not all agreed – they are not portakabins, and can be moved elsewhere on SAPC land if need be.

	 The decision on what to do with \$106 funds is agreed by Parish Council and developers when the application is put in. Oak Hill Green & High House farm both had permission to build parish rooms on their land. For Oak Hill, the original Pearl Holdings sold to Hill Group, and Pearl had the green light to fund \$106 for parish rooms, recorded in their paperwork. High House Farm changed hands eight times also. Costings: There will be running costs, as rooms would be community resource as well as parish offices. Village Hall, at present, has day hire and is run by trustees on Crown Land; this arrangement runs out in 8 years. A Parish Room would provide space for clubs, coffee mornings, free space for village residents, and more. The lease on the triangle would be at a peppercorn rent. Details to be distributed as they appear, working with landowners to get drawings. If we have modular buildings they could be removable, so we may need at least temporary planning permission. The buildings may also act as a deterrent to fly tippers. MF: 40 years ago we fundraised to build the village hall, which was run by trustees and the bar takings wen towards hall running costs. Those who founded it are not now in the village and it has become a business rather than the resource it was. Speed calming: Researching prices now. Speed cameras are about £25K. We could possibly try to get more funding from other developers, or do a fundraiser. We would like speed cameras as seen in Theydon Bois, which are a good deterrent for crime in general. ANPR would be very helpful, for example in their last session, Speedwatch group reported seeing a number plate that did not register with the vehicle it was attached to.
1186/24	Finance PKF LITTLEJOHN ANNUAL RETURNS – Passed and signed as a true record and sanctioned for despatch.
	Transactions for the month – All agreed and actioned.
	E THOMAS CLERK APRIL 495
1107/24	CAS INSURANCE PARISH INSURANCE 470.41
1187/24	Planning (Development Control & Enforcement Team)
	EPF/0651/24 Field End, Oak Hill Road, Stapleford Abbotts, Romford, RM4 1EH
	Demolition of the poor-quality existing dwelling and erection of replacement 6-bedroom dwellinghouse with basement. Sukhvinder Dhadwar RETURN JUNE 10 2024 Clarification requested
	• The Parish Council has great misgivings about this application. The original building is a poor quality house any way and the
	area has a history of flooding despite what the risk assessment says - the site stands on a natural water course and the
	basement planned here would potentially be adversely affected. We believe neighbours have commented on the flood risk.
	• This area alone is beyond the needs of a 6 bedroomed family house. The basement is 45 ft wide x 66 ft depth containing a
	pool room of 45 ft x 22 ft and a cinema with luxury seating for 22 armchair type seats. A basement of this size sets precedent
	 for the village and could destabilise the foundations of the village The proposal could mean overdevelopment. We are not seeing any existing sizes for the existing site plan, to see how much
	• The proposal could mean overdevelopment, we are not seeing any existing sizes for the existing size plan, to see now inder the proposed development would go over that - we have asked for clarification on this and an extension on the application
	date but have heard nothing as yet.
	• If this application is called into the Committee we will register to speak.
	EPF/0959/24 Old School House, Bournebridge Lane, Stapleford Abbotts, Romford, RM4 1LU Grade II listed building application to replace existing utility room structure. Retain existing base, replace existing door and windows, replace existing roof structure and glazing. No change to size or massing. Frederique Caillat RETURN JUNE 10 2024 • No objection
	EPF/1002/24Stapleford Abbotts Golf Course, Tysea Hill, Stapleford Abbotts, Romford, RM4 1JUErection of a replacement mobile home for temporary use for 3 years.Marie-Claire ToveyRETURN JUNE 17 2024
	The Parish Council OBJECTS to this application
	EFDC enforcement were called by the Parish Council in regard to this caravan, and they agreed that this needs to be removed. Enforcement said they would give notice to remove the caravan so we ask why it has not been removed.
	 With regards to the planning application, there have been several applications made as regards the clubhouse and storage solutions: Application Reference <u>EPF/1002/24</u> Erection of a replacement mobile home for temporary use for 3 years. Application Status: Under Consultation
	• Application Reference EPF/0147/24 Proposal is for a consolidation of storage and operational facilities at Stapleford Abbotts
	Golf Club in a form of a new storage unit. Application Status: Under Consultation
	• Application Reference <u>EPF/1080/23</u> Proposed replacement Starters Hut with necessary accessible restroom facilities and
	storage use. Application Status: Approve with conditions
	 Application Reference <u>EPF/2310/22</u> Demolish damaged Starters Hut and replace with steel framed unit to contain secure machinery store in addition. Application Status: Refuse Permission
	 Application Reference EPF/0109/20 Demolition of existing building and erection of 40 mobile homes in the SW corner of
	the golf course to work as ancillary leisure structures for the club. Application Status: Refuse Permission
	They have put an application in previously for mobile structures and these have been rejected; we feel that the enforcement mandate
	needs to stand and the caravan be moved. The caravan is visible from the road and is dilapidated with the window frame hanging
	out. Surely this cannot be considered as usable or waterproof. If this application is called to Committee we will register to speak.
1188/24	Parish Council Projects
1100/27	None this month
1189/24	Correspondence
	None this month

1190/24	Meetings of Outside Bodies and Training Courses
	None this month
1191/24	Highways
	 Pothole on Church Lane near Holly Cottage done. Pothole repairs on corner of Tysea Hill disintegrating already – reported. Ditches on Church Lane are blocked: it's council land, JJ to speak to Dave the drainage contact. Residents cleared it last year. Resident reported hole in the road opposite where Woodlands Grove & High House are. It's happened before: JJ to tell ECC. Bridge on Tysea Hill is narrow, better for minor traffic, no street lights – unsuitable for lorries that now use it. To raise FOI to see what weight should be on this bridge. Kerb at Fairways/ The Nest has been tarmacked a lot and is the same height as the road – it causes runoff into driveways. This is made worse because drains are blocked. JJ to tell drainage contact, as it's a potential health & safety hazard. Emergency planning: Resident asked if it's up to date and includes flood risks. Response that we had an expert from EFDC in to give a presentation on this, and he recommended not to have a definitive plan, as you are bound to it and liable if it has to be carried out. It's best to collate and keep emergency numbers and contacts in case of crisis, but no more.
1192/24	Matters for future Agendas None this month
1193/24	Open Forum
1193/24	Shop: is open – as of 4/6/24 no food on site. Owner has lease for 1 year, and from then on there may be different plans for it. Footpaths Report:
	 Team has been out and about despite inclement weather. FP 19 stiles and hazards have been made safe. FP 30 is cleared, giving access from Kensington Park nearly to the end of Bournebridge Lane. CB, PROW Lead has consulted with AR, EssexPROW Officer about blockage on FP 20. Midway between oak Hill road and Bournbridge Lane. AR to see landowners who would need to move the fence. FP 18 is blocked near Olives Farm – AR to raise enforcement order if it is not dealt with. Farmers have marked paths in the fields this year – some are very narrow and will be monitored. FP 25 a popular path which leads to Havering is the next project. Many thanks to all on the Footpaths Team for their hard work.
	 Church Report: Church Lane overgrown – JJ to ask old contact John, and if he can't do it ask Mugleston's who have worked with us before. London gallery choir concert 23/6/24, 5pm at the church The St Francis hospice choir concert 6/7/24,7pm at the church Flower festival 27/7/24 – 28/7/24 at the church, theme CONGRATULATIONS, all contributions are welcome. Residents suggested repainting the bus stop as it's scruffy and graffitied. Clerk to approach M Bates for quote.
	Welcome to EFDC Councillor Clive Amos & Councillor Sue Jones – Theydon Bois with Passingford Cllr Amos reported Planning Advisory Service (PAS) may have issues with EFDC Planning. Meeting TBA with Cllr Paul Keska. The time to decide planning applications has been reduced. PAS recommendations are being considered by EFDC, but if EFDC is "designated" they will lose control of what happens to development as developers could potentially apply to Planning Inspectorate to bypass EFDC. JJ pointed out that we have developments here half empty as people cannot afford to buy. The MP is also worried – Government is insisting on building, but prices are so high that even affordable housing is affected. Feedback from Parishes – Cllrs Amos & Jones to ask us for feedback if need be (they will be at meeting on 19/6/24) Times article – EFDC worst in the country for granting planning permission. If EFDC is bypassed then so are the parishes.
1194/24	Time & Date of next meeting
	Meeting closed 21.05. Next meeting July 2 2024 at 7.15.

Signed by Chair: Date:

Signed by Clerk:Date: