

STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk Tel: 07599 249962

Email: StaplefordAbbottsParishCouncil@gmail.com www.staplefordabbotts.blogspot.com

Draft Minutes of the Council Meeting

7.15pm Tuesday JUNE 2 2026

Present:

Councillors: Jayne Jackson (Chair) (JJ) Colleen Atkinson (CA) Marion Francis (MF)
Kim Lidlow (KL) late arrival

Officers: Ellie Thomas, Clerk

In attendance: 11 Residents

1489/26	Apologies for Absence
	KL delayed as seen above. No representatives from EFDC, ECC or Police
1490/26	Declarations of Interest
	None
1491/26	Minutes of last Meeting
	Passed as a true record.
1492/26	Clerk's Report
	• Usual bulletins from EFDC, ECC, EALC, Police, Travel Essex, Speedwatch, Tourism Essex, CouncilWise, Libraries and Trading Standards circulated. • Patient participation forum at Abridge surgery – took place 14/5/26. • Notice board is up at the bus stop. • All election results are up on boards. • Community Speed Watch: Co-ords asked if the village team wanted to continue. proposed to do another duty in the near future and keep the cameras. • Salt Bags: agreed to order now under the Essex CC scheme, pallet to be sent to the village hall. Clerk will try to obtain two, but this cannot be guaranteed within the ECC guidelines. • Flytipping: Freedom of Information Enquiry: to ascertain how many fly tipping events have happened in the Stapleford Abbots area in the past year, and how much it has cost to clean up after them. EFDC response: 49 fly tips were reported, 41 of them were cleared by the Council at an estimated cost of £3097. Other FOI will come under matters for report.
1493/26	Matters for Report
	No 2 Moto: Donation of £250 agreed. Abbott's Chase: Building continues. There had been a dead deer in the verge, attracting rats – reported and removed. Section 106: Parish Council put in a Freedom of Information request on 4/5/26 to find out how many Section 106 applications have been made in the EFDC area the past five years, and how many have been fulfilled and paid out. EFDC response below: <i>S106 obligations are linked to planning permissions and legal agreements, rather than being standalone applications.</i> <i>The information below has been taken from Epping Forest District Council's published Infrastructure Funding Statements. These are available on the Council's website here:</i> <u><i>Infrastructure Funding Statements – Epping Forest District Council</i></u> <i>You may also wish to review the individual statements directly:</i> • <u><i>IFS 2024/25</i></u> • <u><i>IFS 2023/24</i></u> • <u><i>IFS 2022/23</i></u> • <u><i>IFS 2021/22</i></u> • <u><i>IFS 2020/21</i></u> <i>The IFS documents do not provide a specific count of "S106 applications made" or a count of applications "fulfilled". However, they do provide the closest published information, including S106 money secured, received and spent.</i>

	<i>Financial year</i>	<i>S106 money secured</i>	<i>S106 money received</i>	<i>S106 money spent / paid out</i>	<i>Affordable homes secured</i>	<i>Affordable homes delivered</i>
	2021/22	£2,449,891.40	£1,326,878.91	£476,479.29	107	19
	2022/23	£776,513.80	£810,695.35	£184,384.30	42	0
	2023/24	£500,632.09	£1,642,668.02	£100,806.32	14	56
	2024/25	£4,571,659.57	£1,456,848.45	£202,950.27	142	100
	<i>Please note that the 2020/21 IFS is presented in a different format and does not provide the same headline summary table as the later years. It is available through the link above should you wish to review it.</i>					
	<i>In summary, the published IFS documents do not provide a figure for the number of S106 “applications”. They do, however, show the S106 contributions secured, received and spent by the Council, as set out above.</i>					
	Suggested to contact Andrew Small, the CEO of EFDC, for advice. JJ has spoken to Ms. Fountain, who is happy to help and to involve her solicitors. Business case, emails and communications to be collated. JJ has spoken to Jaymey McIvor, who will assist. The funding has been confirmed and was paid over to EFDC.					
1494/26	Finance					
	FOR THE MONTH:					
	CAS	INSURANCE			534.65	
	E THOMAS	CLERK MAY 2026			407	
	M BATES	NOTICE BOARD			400 – PAID ALREADY	
	J JACKSON	POTS & COMPOST – PLANT SALE			32.93	
	J JACKSON	PLANTER			6.50	
	J JACKSON	DEFIBRILLATOR PADS			320.39 – PAID ON DEBIT CARD	
	PKF Littlejohn annual return – completed, presented and passed this evening.					
1495/26	Planning (Development Control & Enforcement Team)					
	EPF/0968/26 Brookend, Oak Hill Road, Stapleford Abbots, RM4 1JJ Retrospective consent for front dormer windows, rear roof extension, side dormers and associated roof alterations. Hannah Collins RETURN 15/6/26 - NO OBJECTION – If this is retrospective it is already done and EFDC’s decision.					
	EPF/1002/26 Kensington Park, Stapleford Abbots, RM4 1AF Single storey, flat roof rear extension. Alex Sadowsky RETURN 15/6/26 – NO OBJECTION					
	Planning issues at Stapleford Abbots Golf Club: Lorries have been sighted coming through the village from the club. A driving range is under construction at the golf club, but it has gone through Navestock Parish Council; despite being situated in the Stapleford Abbots area the entrance is in Navestock. This should have been a joint application. Parish Council will make a site and investigate what is planned via the Brentwood County Council site. JJ has spoken to family of the former owners about this.					
	Action: to check the following:					
	• Where is the activity is going to be and in which parish • Where is the entrance • There are nine bays being planned – what is their location • What are the opening hours • The route to it through the village • Possible light pollution • Flow of traffic, for people visiting and suppliers • Impact on the native trees and the local wildlife.					
	Suggested that there needs to be conditions, i.e. opening hours and lighting					
	Action: to contact Navestock and Brentwood councils about the development and why it was not put through as a joint application. Recommended to ask enforcement in EFDC if they have any bearing at this application and if is it a requirement for the golf club to get a joint application in writing. Parish council to contact from SAPC email.					
1496/26	Parish Council Projects					
	NONE					
1497/26	Correspondence					
	Car in Abbots Close – resolved.					
	Entrance to Abbots Chase: A resident requested a discussion about the entrance to the development at Abbots Chase and raised concerns that it is not in keeping with a village environment. The site manager confirmed the entrance design is detailed in the planning application indicating it was not designed to be a gated community. There were residents present from nine houses in the village so such small numbers cannot be considered to be representative of a village of over 1000 homes.					

	Three comments were made as follows: Comment one suggested building the wall longer; Comment two suggested it may look better when the development is complete but this is difficult to assess while the development is in progress; Comment 3 considered it was not in keeping with other houses as most people have fences and commented it looks ostentatious. Clarification is also needed about the maintenance detail on the site: to contact Hills, EFDC Planning Officer and Trevor Bailey in Environmental in reference to drainage management. Meadowbrook bins: These have been left out again. JJ got them together (one had the wrong lid on the bin) and put them by the gate and spoke to some residents. They have been paying £300 per month to get rubbish collected. JJ referred this to EFDC who didn't know that the site even existed as the developer did not inform them about the bungalows. JJ has reported that EFDC should make a site visit; noted that the land in front of the bungalows belongs to the Essex County Council. Resident reported light pollution at Meadow Brook from lamppost and lights there. Action: to tell enforcement that the lighting is on constantly and it does disturb the neighbours. Queried if this is a gated community as there were no gates on the planning application either. Maes Mawr Stables also has light pollution, resident commented that the owls who lived there are gone. Action: inform Enforcement.
1498/26	Meetings of Outside Bodies and Training Courses
	None this month
1499/26	Highways
	Tyse Hill – anticipated works, the road appears to have been marked up. More soon.
1500/26	Matters for future Agendas
	NONE
1501/26	Open Forum
	June 2026 footpaths report for PC: The priority for last month was to ensure routes for the Rogation Walk and Coronation Trail were safe and clear. This involves PROWS 4/7/8/10 and 12 for the Rogation Walk and PROWs 32 and 3 for the Coronation Trail. Our team was out and about in the heat and as always did a sterling job. Many thanks to the volunteers. Photos have been forwarded to the clerk to show those in attendance at the PC meeting, the images from both above walks. Both lovely walks and thanks to Roger and church members for always ensuring refreshments are available. And to Ellie for the risk assessments and nature trail resource laminating. Some paths that have been cleared have already sprouted nettles across them, when we have capacity and have completed all other paths we will do our best to have another go at these. In the background the grant application which funds the path clearance has been submitted and one member has attended a full day first aid course. There has recently been a big police operation on High House Farm area. Three people were caught. There have been incidences of speeding and motorbike scrambling in the area again, especially on off-road bikes. Query: what is happening re. testing the nitrates and sensor installation by the Rabbits, from two weeks ago? Action: write to Affinity Water under freedom of information act. Events: Thanks to Mrs Burnett for all of her help on the not just footpaths, but also the coronation walk which went off well on a beautiful day. Resident reported that there are no Linkup deliveries on Curtis Mill Lane now; the delivery person was almost hit by a car, experienced an out of control dog, and then was physically abused. Bin on Kensington Park has a bag over it – JJ to query with the council. Resident commented that there are no dog bins around, so people put their dog mess bags in normal bins. Resident reported refreshing some white lines on Hook Lane, and it makes the cars stop. Prospective new councillor: contact to ask if she wants to come to the next meeting. Hammonds farm: reported that their planning application is approved, council to monitor it. Suggestion that if the weather is forecasted as being hot for Rogation and Coronation walks, they could be scheduled for the evening. All agreed to consider. Reported that Alex Burghart MP has recently sent around his newsletter.
1502/26	Time & Date of next meeting
	Next meeting July 7 2026 at 19:15. Meeting closed at 20:49.

Signed by Chair: Date:

Signed by Clerk: Date: