

# STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk 131 Bentley Drive, Church Langley, Harlow, Essex CM17 9QY Tel: 07599 249962

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## Draft Minutes of the Council Meeting 7.15pm Tuesday MARCH 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

1295/25	<b>Apologies for Absence</b>																		
	None																		
1296/25	<b>Declarations of Interest</b>																		
	None																		
1297/25	<b>Minutes of last Meeting</b>																		
	One typo amended. Confirmed as a true record																		
1298/25	<b>Clerk's Report</b>																		
	<ul style="list-style-type: none"><li>• Bulletins - EFDC, ECC, EALC, Police, Travel, Speedwatch, Tourism, Libraries and Trading Standards - circulated.</li><li>• Devolution - ECC has opted to be part of this so no county elections in May.</li><li>• Central government has launched a public devolution consultation for Greater Essex seeking views on the creation of a Mayoral Combined County Authority in Greater Essex. Information and questionnaires went live on the Government's <a href="https://gov.uk">GOV.UK</a> website on Monday 17 February 2025 until closes at 11.59pm on Sunday 13 April 2025. Topics include geography, governance, local economy, social outcomes, local government services, local natural environment and the interests and needs of local communities and identities.</li><li>• Verge &amp; sign Hook Lane reported to ECC Highways</li><li>• Footpath 4: defective furniture works done</li><li>• Freedom Of Information request: seeking information on licenses to keep wild, dangerous or exotic animals as pets in the UK issued by the Council under the 1976 Dangerous Wild Animals Act. Will respond to say we have no records of such.</li><li>• No To Moto - notes coming from 27/2/25 meeting</li><li>• Section 106 - paperwork for High House Farm done – others to follow.</li></ul>																		
1299/25	<b>Matters for Report</b>																		
	<ul style="list-style-type: none"><li>• Service Areas M25: more soon from Say No to Moto 27/2/25. Harold Hill councillors have started their own protest group.</li><li>• Inclusion Course: no response from the link up advert - councillors will do this individually.</li><li>• VE Day 80th Anniversary: meeting to follow. Council will join in with the Abridge beacon. Rev. Gayler to lend bunting for the village sign. All those who wish to decorate their houses are encouraged to do so. Action: to get VE 80 signs rather than special bunting, and get more red, white and blue bunting.</li><li>• Defibrillator: the electrician and the shop have been put in touch with one another, and they will do a site visit. More to come.</li></ul>																		
1300/25	<b>Finance</b>																		
	Transactions for the month – All agreed and actioned. Mr Harris, allotment holder, has paid cash to JJ £927.30 VAT rebate has been paid, £204. Action – to send Shirley Anglim of Footpaths the reimbursement list.																		
	<table><tr><td>E THOMAS</td><td>CLERK FEB 2025</td><td>385</td></tr><tr><td>M BATES</td><td>SIGN REPAIRS</td><td>125</td></tr><tr><td>TEEC</td><td>WEBSITE</td><td>199.19</td></tr><tr><td>SAVHA</td><td>HALL HIRE AGM 14/4/25</td><td>35</td></tr><tr><td>SAVHA</td><td>HALL HIRE 2025-6</td><td>385</td></tr><tr><td></td><td></td><td></td></tr></table>	E THOMAS	CLERK FEB 2025	385	M BATES	SIGN REPAIRS	125	TEEC	WEBSITE	199.19	SAVHA	HALL HIRE AGM 14/4/25	35	SAVHA	HALL HIRE 2025-6	385			
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1301/25	<b>Planning (Development Control &amp; Enforcement Team)</b>																		
	<p><b>EPF/1953/24 Crown Park Farm, Meadows, Bournebridge Lane RM4 1LU</b> Replacement dwelling using the same footprint COMMENTS: We do not have objections as regards the footprint, but we would like to point out that this application would amount to the loss of a bungalow, which we were aware contravenes EFDC planning policy. We are also concerned about the lack of notification; we question whether enough neighbours were told about this application. Out of 4 letters, two went to properties on the Crown Park campus, which all have the same owner. We also query overdevelopment on this site.</p> <p><b>EPF/0277/25 Chestnut Cottage, Albyns Lane, RM4 1HR</b> Demolition of existing house and various ancillary outbuildings, and the replacement with a new single detached dwelling. NO OBJECTION</p> <p><b>EPF/0271/25 Rosemary House, Stapleford Road, RM4 1EJ</b> Erection of detached garage. NO OBJECTION</p> <p><b>EPF/0368/25 Land at Stapleford Lodge Equestrian Centre. Tysea Hill. RM4 1JP</b>Variation of condition 2 `plan numbers ' of EPF/0</p>																		

	<p>675/24 (Proposed conversion of existing barn into a self-contained dwelling together with associated physical alterations and associated development). NO OBJECTION</p> <p><b>Oak Hill Green</b> - Received after agendas published. This goes to EFDC Planning Committee B 12/3/25. This involves a change of design of the houses, which is meant to be an improvement. They're altering where the play area is - relocated at the front now and making changes to the bus stop. Parish Council objected to the original and will register to speak on the night. Neighbours are also lodging objections. Resident: they are putting in a substation. Could the rest of the area benefit from this? The village suffers with power cuts, this would work only if it was not on the original network. Resident: The bus stop is so rarely used, so why put a bench and a shelter? Noted there was one originally, when the bus service was more frequent, but a lorry knocked it over. Our original objections stand. They are on the report pack for committee B. Lighting: we said no to lamp posts there or a floodlit entrance. Low lighting only should be there. Access and egress is dangerous so we need to impress what level and type of lighting should be there. JJ: it's gone to committee because the parish council objected. CA: lighting will be biodiversity-friendly, hopefully it is energy saving. Flooding is a major concern on this site. A flood report was done in August: this was the wrong time, because it is summer and dry. Wellbeing: people move into the village so they can be in a village. They don't want a small town suddenly appear. Developers said wellbeing will not be affected, but it is incorrect. No caretaker on site now either. Attenuation. Wastewater will be purified on site, and they said it would be in vessels. We need to know what exactly these are. Ecology concerns: Badgers and owls are back on the site now. Money for education and transport: Would this go to the village, or would it just go into the EFDC pot. Materials: They're monotonous - uniform and overbearing red brick - but we have no say on the materials they use, as they are used on all their other estates in London. The original design was designed for that site, but the uniformity is easier for a developer. No weekend working: We suggested this, and will keep asking for it, plus a later start; also wheel washing and vehicles kept on site should be conditions. SARG will speak via a representative, and the Parish Council will be represented. All are encouraged to attend the meeting; it is emotive, but please stay calm. Clerk to call EFDC Democratic to check Parish Council rep is registered.</p> <p><b>Police House</b> - Received after agendas published. The map featured as part of the official paperwork related to this application is both outdated and factually incorrect. The building known as Encasa is no longer in existence - it has been replaced by two new properties. Also other properties - notably Jaysom - are indicated as being near to this site where in fact this is not the case. We are also concerned about overdevelopment here - the proposed building would overlook all the houses in this part of Tysea Hill. Development in this area has been in blocks over time, which makes for development creep. We will attach a more accurate map and ask for an extension to this deadline for officers to collate the correct paperwork and for Council to respond to such. Clerk to draft and circulate an objection.</p>
1302/25	<b>Parish Council Projects</b>
	<ul style="list-style-type: none"> <li>Defibrillator – covered.</li> <li>Bus stop refurb – to be commenced.</li> <li>VE Day – meeting to follow.</li> </ul>
1303/25	<b>Correspondence</b>
	None
1304/25	<b>Meetings of Outside Bodies and Training Courses</b>
	None
1305/25	<b>Highways</b>
	<p>Potholes: new one in Bournbridge Lane beside Westbrook. JJ to photograph and send to ECC highways. Huge hole at The Nabbit; the gully by Hook Cottage is still a concern. Clerk and PC Samantha Smith have been corresponding a site walk and safety measures in this area – more soon. Hook Lane safety give way sign is down. 10/3/25 for 4 days, Manor Road will be closed for repairs. Hook Lane will be shut 28/4/251 to fix the wall by the cottage – to flag up on the website. Also a drain cover on Tysea Hill near Jaysom is loose and making a noise – also to report. Oak Hill Road, the kerbside culverts are blocked from the pub to Bournebridge Lane, the water runoff is caused by this. Same at Tysea Hill junction zone. JJ to report.</p>
1306/25	<b>Matters for future Agendas</b>
	VE Day – Defibrillator – Section 106
1307/25	<b>Open Forum</b>
	<p>Footpaths: It's that time of year again to start planning for the year ahead. Our working party is currently</p> <ul style="list-style-type: none"> <li>Reviewing plans for the year, starting by undertaking a survey of the local network to inform us what works need doing.</li> <li>Reviewing tools to see if there are any replacements or additions that are needed</li> <li>Reviewing the risk assessments and the PPE that the team have to see if we need anything new</li> <li>Discussions with the team about the training available and review of first aid certificates held.</li> <li>Completion of the Grant Application form which has been sent to our local PROW Officer.</li> </ul> <p>Over the last month, with the support of our extended group West Essex working party, clearance at the west of the village and relocation of waymarker posts has happened around the church on paths 4,7 and 8, plus new waymarkers to make the correct legal lines clear where 8 and 12 meet and along the rerouted 12. We have also worked with Essex where blockages have occurred, such as the fence falling over across the path to the rear of Field End on footpath 20, ensured the removal of heavy plant vehicles on footpath 37 and liaised with landowners re. landowner responsibilities for flooding and blocks on footpath 25. A lot going on - thanks to all who help.</p> <p><b>Church:</b> Sunday 9/3/25, 4pm at Abridge Church, COVID pandemic remembrance service is a quiet reflection for all. Quiz 11/4/25. Tables are available. Posters to go up ASAP and all are reminded to “bring your own food”.</p> <p>Epping Lane: the old traveller site is up for sale for agricultural reasons. Manor House: neighbours noted it is illuminated in the garden from dusk till dawn after intruders went in there. Bournebridge Lane entrance is similar. Advised them to report this to Environmental.</p>

	<p>Caravans: clerk to alert the enforcement officer re. derelict caravan at the golf course. Also caravans at Woodlands Grove area. They were reported in March 2024, please follow them up. The site is Oakfields, and the enforcement number is 5730091,</p> <p>Power cuts: several last week, UK Power Networks do not know the cause. The works done to the power there this week have been underground. Vulnerable people are at risk – they should be encouraged to call the number on the website, (105) and register as vulnerable, whereupon they will be sent packs to help with medical equipment and lighting such as chargers and torches. Also inform Parish Council - we report and log all power cuts.</p> <p>CCTV on Guttridge Lane. This is successful - they have caught someone and are prosecuting him for fly tipping. Bin men are now litter picking along the main road. We have had great success reporting fly tipping to EFDC because the contact Louise is very good. Many thanks to her: Clerk to send to send an official thank you to Louise for her help, and also to the recycling and bin people.</p>
1308/25	<b>Time &amp; Date of next meeting</b>
	Meeting closed at 20:50. Next meeting at the 1/4/25 AGM 14/4/25.

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

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