

# STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk 131 Bentley Drive, Church Langley, Harlow, Essex CM17 9QY Tel: 07599 249962  
 Email: [StaplefordAbbottsParishCouncil@gmail.com](mailto:StaplefordAbbottsParishCouncil@gmail.com) [www.staplefordabbotts.blogspot.com](http://www.staplefordabbotts.blogspot.com)

## Draft Minutes of the Council Meeting 7.15pm Tuesday November 5 2024

**Present:**

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

**Officers:** Ellie Thomas, Clerk

**In attendance:** 10 Residents/ Visitors Cllr Jaymey McIvor of EFDC

1239/24	<b>Apologies for Absence</b>						
	Cllr Amos, EFDC						
1240/24	<b>Declarations of Interest</b>						
	None						
1241/24	<b>Minutes of last Meeting</b>						
	Confirmed as a true record						
1242/24	<b>Clerk's Report</b>						
	<ul style="list-style-type: none"> <li>• Usual bulletins from EFDC, ECC, EALC, Police, Travel, Speedwatch, Tourism, Libraries and Trading Standards circulated.</li> <li>• Local Councils Liaison Committee (LCLC) date moved - it is now November 21 2024, Clerk to attend.</li> <li>• Moto - no new information from their team as yet. New residents group meeting (see below) will cover it - they counted 108 individual objections to this proposal on Brentwood Borough Council's planning website. The deadline has passed on 28/10 so we may hear more soon. They are also dealing with Welcome Break Roding Valley (see below).</li> <li>• Boxing Day Event for people on their own - in Abridge. Clerk to put this on site and social media after Remembrance Day.</li> <li>• Remembrance Day 2024 – we have organised the poppy wreath and Ray Russell invited to give exhortation.</li> <li>• Chapel House - possible breach due to wall being too high, ongoing.</li> <li>• Top Oak - site visit took place, went to Committee 23/10/24 but was passed – not unanimously.</li> <li>• Wycheways - possible planning breach with Velux windows not on plans – has gone back to EFDC Planning (see below)</li> </ul>						
1243/24	<b>Matters for Report</b>						
	<ul style="list-style-type: none"> <li>• Welcome Break Roding Valley. This is a new service station proposal in a similar area to Moto Brentwood. There is a meeting at Noak Hill, where a group has been sent up for M25 area North East, on 14/11/24 - agenda is available.</li> <li>• Budget. To follow next meeting. To factor in extra costs for defibrillators, as we will have two, also for poppy wreaths.</li> <li>• Proposal to reanimate the old Clerks Forum/ EALC Branch, to give parish and town councils more say in local matters as there is a consensus that we and our residents have been ignored and that communication from EFDC is spotty to put it kindly. Clerk happy to attend this. Suggested that this can conceivably happen in tandem with a focus group of small councils in our area.</li> <li>• Salt bags from ECC: now in Village Hall car park. Clerk to flag on Website, Linkup and social media.</li> <li>• Consultation re. proxy voting and remote/ hybrid meetings – to respond as Council via link.</li> </ul> <p><b>Welcome to ECC Cllr Jaymey McIvor (JMI) – update on planning regulations and ECC. Planning:</b> JMI has written to everybody the new planning structure brought in by the planning advisory committee, which is now causing consternation as people suspect it had gone too far and the changes were made without much debate. EFDC had installed all the changes suggested, including a point that local councillors cannot vote on applications in their own Ward: JMI is monitoring reactions to the changes and advocates a motion to express these in the new year; many people have had issues including political parties at EFDC.</p> <p><b>ECC update re. speed limit at the primary school and safety in the area:</b> JMI is lobbying all the time, also on fly tipping. It is suggested to make the area a safe place to park – JJ went to the school two weeks ago, and will return next week regarding the car park. The school is undecided on how much they will pay, the MP and Cabinet member and officers for highways are all involved. Noted that the road will get busier when more houses go up. CA: Why do highways have so much control? JMI: There is a lot going on, and county councillors have more power over what happens and when. JMI is happy to lobby, and wants the parish councils to have more say about highways as they have better local knowledge in many cases, but the attitude at the top has been dismissive and some have tried to remove parish councils from participating in the planning process. JMI advocates making the parish view seen publicly.</p> <p><b>Query:</b> can we go back to EFDC with the conditions at Top Oak that we want? JMI advises to email the planning case officer and ask about double yellow lines. CA suggested a comprehensive review of highways management to do with safety and defects in the village as a whole, to explain the rules and regulations. JMI suggested that if there was a planning application, the person who speaks for three minutes can ask what conditions are: Clerk to write to the case officer regarding conditions.</p> <p><b>Re. proxy voting at councils:</b> this might be helpful for anyone who is ill or housebound, but is sceptical about hybrid meetings.</p> <p><b>Winter fuel:</b> all those vulnerable or confused about this are invited to JMI surgeries in Ongar at village shops and the senior hub based the coffee shop, where there is a live petition going on. Interested parties please ask Parish Council. Surgeries can be arranged at any location- the Rabbits can accommodate, and Rev Gayler has offered the church.</p> <p><b>Local response:</b> MF raised email received about new planning rules we received from North Weald Clerk re committees (see below). Commented that sensible ideas from local people are being ignored, and power is going to Planning Officers who don't live here - writing to ECC councillor doesn't help because they can't do much and EFDC councillors can't speak at committee for their ward.</p>						
1244/24	<b>Finance</b>						
	Transactions for the month – All agreed and actioned. November rent letters have been despatched.						
	<table border="1"> <tr> <td>E THOMAS</td> <td>CLERK OCT 2024</td> <td>506</td> </tr> <tr> <td>S FREEMAN</td> <td>POPPY WREATH</td> <td>81</td> </tr> </table>	E THOMAS	CLERK OCT 2024	506	S FREEMAN	POPPY WREATH	81
E THOMAS	CLERK OCT 2024	506					
S FREEMAN	POPPY WREATH	81					
1245/24	<b>Planning</b> (Development Control & Enforcement Team)						

	<p><b>EPF/2069/24 Hammonds Farm, Stapleford Road, Stapleford Abbots, RM4 1RR</b>  <b>Erection of portal frame agricultural building for storing fertiliser seeds and machinery. Samuel Finnis RETURN NOV 11 2024</b>  No objection. However, there was no flood and drainage report – we, and EFDC, are waiting for this. Noted that a pressurized gas line goes across the land and Cadence are very strict about works near it.</p> <p><b>EPF/2057/24 The Pillars, Tysea Hill, Stapleford Abbots, RM4 1JU</b>  <b>Demolition of commercial glass houses and erection of four bungalows Alex Sadowsky RETURN NOV 18 2024</b>  Objection. This has been to the Secretary of State and it was refused. The precedent from Esperanza was set, going from nurseries to residential, but properties on Esperanza have not sold. Development is tight and it is uncertain that refuse collectors, deliveries and emergency services could access easily. Concern also arises that four bungalows may become eight, and there are potholes and constant heavy lorries on the lanes, which is also a highway issue.</p> <p><b>EPF/2116/24 1 Woodlands Grove, Stapleford Abbots, RM4 1FB</b>  <b>Single-storey rear infill extension. Mohinder Bagry RETURN NOV 18 2024</b>  Objection. Noted to repeat our last objections to this. Noted that other properties in this area which were leafleted as near neighbours are actually empty - so obviously there would be no objection from the neighbour.</p> <p><b>EPF/2120/24 Wycheways, Tysea Hill, Stapleford Abbots, RM4 1JP</b>  <b>Adding Roof Lights Rhian Thorley RETURN NOV 18 2024</b>  Objection. Roof lights not on the original plans have gone back to EFDC so it is in progress. The neighbours were upset, however we can request obscure glass. A resident living opposite reported great disturbance caused by building work and lorries going to and from the site. There are also many other places having work done in this vicinity so it has become a constant annoyance. We object because of invasion of privacy for neighbours, the fact that we were not given any chance to object because the windows were missed off the plans and all previous applications, and the pavement outside the property being ruined – contractors must be instructed about repairing this.</p> <p><b>Rosedene update:</b> The basement, which we were objecting to, was dropped from the plans after we consulted the developer.</p>
1246/24	<p><b>Parish Council Projects</b>  <b>Defibrillator:</b> we have a map to show where it would be best – suggest side of shop. Electrician to help – contact them with details.</p>
1247/24	<p><b>Correspondence</b>  <b>Alan Roscoe:</b> emailed about fly tipping and vegetation to see if we can help get it cleared. Action - to find out whose land it is, as it runs between Haywards or Sundown. To write to both, ask if it's their land, and if it is, can they please clear it? 14 days to respond and if no go, we involve enforcement - Footpath team have done a small clearance, but this is large-scale building waste.  <b>EFDC:</b> contacted us with forms for section 106 at High House Farm. At meeting for Top Oak, section 106 was mentioned - suggested speed cameras. JMI warned that speed cameras would cost £180k but we have speed watch data that will back us up in any eventuality  <b>Community Transport:</b> the SB09 bus is in the balance due to falling numbers of users, any ideas for boosting these? Suggested it needs to run in the residential section of the village, have told them previously and can do it again.  <b>What's On Brochures from EFDC:</b> comms officer emailed and dropped some off to Clerk, who distributed to pubs, shop &amp; church.  <b>Email from N Weald Clerk:</b> re. changes to EFDCs planning processes, where if the TC/PC or 5 separate individuals object on valid planning grounds the application will go to committee, but this does not apply to householder planning applications. These only go to committee if the Planning Portfolio Holder, Head of Planning or a Chairman of the Planning Committee, consider it appropriate. Suggested if there is a householder application that will be contentious, raise this directly with your District Councillors who tell EFDC, and discuss it in a portfolio holder meeting to decide if it should go to committee.</p>
1248/24	<p><b>Meetings of Outside Bodies and Training Courses</b>  JJ to go to the school about the car park 12/11. KL went on the site visit for Top Oak 23/10/24. LCLC 21/11. Noak Hill meeting re. service area proposals. Clerk to attend LCLC, 21/11. Training at EALC for new planning rules on 30/11 – Clerk applying to attend.</p>
1249/24	<p><b>Highways</b>  Top of Tysea Hill carriageway still a mess - reported it. They painted the white lines recently, without doing repairs.</p>
1250/24	<p><b>Matters for future Agendas</b>  None this month</p>
1251/24	<p><b>Open Forum</b>  <b>Remembrance Sunday, 10/11/24:</b> JJ will lay wreath on the village sign after 11. Church Remembrance service at 10:30.  <b>Bazaar 17/11/24:</b> Village Hall, to feature local crafts and there will be pet donkeys in attendance. JJ offered mats and boards to reinforce the grass on the car park. Village Hall committee agreed - suggested it might be helpful to do this in the winter months as well.  <b>Big Christmas Sing:</b> 29/11/24 at Abridge. All those interested shout out as the organisers need to know numbers.  <b>Ride London 2025:</b> Cancelled, so the Rogation Walk pencilled in for Rogation Sunday, 25/5/24.  <b>Coronation Trail:</b> Proposed to renew this in 2025 as it was this year. Date 29/8/25 at 14:00 – meet at the church.  <b>St Mary's Church Accessible Toilets Project:</b> £80k appeal is in full force – church team applying for grants, £37.5K already secured. The general local appeal is open to all – Clerk to flag this in Linkup.  <b>Derek and Freda are moving in March:</b> calling all cake makers, jam makers and volunteers to staff church events. Freda is ready to advise about what has been done in the past. Events suggested eg. jam making, should we find a suitable venue. Also to go in Linkup.  <b>Accidents:</b> Hook Lane saw three in three days. Also a more serious one on Oak Hill Road.  <b>Noted:</b> the blind in the village hall, obscures an emergency exit in the room where Parish Council meeting is held.  <b>Fly tipping:</b> EFDC are prosecuting for incidents on Guttridge Lane and at the village hall. Note to all - do not approach tippers, for your own safety. Report it to the police &amp; EFDC. Noted there has been tipping near the gated area on ECC land.  <b>Crime:</b> two balaclava-wearing individuals, broke into manor house on Kensington Drive and ransacked it when the owners were still indoors. Also noted that some caravans in the area have been broken into as well – clerk to write to PC Andy Cook.  <b>Footpaths: PC Update Autumn, October, November, December.</b> The Autumn months involved a degree of planning ahead, monitoring and mending. We are aware of a fallen tree along footpath 25 and when volunteers are available plan to remove it. The path is still accessible. There are a number of issues in the background being addressed by our localism officer including blockages, researching more routes which appear to be off legal lines and fly tipping along footpaths. As the days close in, less work will be done outside but reassured there is still work going to on ensure our footpaths are accessible all year round. Catherine Burnett P3 lead &amp; PPA.</p>
1252/24	<p><b>Time &amp; Date of next meeting</b>  Meeting closed 21.04. Next meeting December 3 2024 at 7.15 – Christmas refreshments will be served – all are welcome.</p>

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

Signed by Clerk: ..... Date: .....