

# **MORETON, BOBBINGWORTH AND THE LAVERS PARISH COUNCIL**

## **MINUTES**

**Meeting:** Council Meeting

**Date:** 12<sup>th</sup> November 2024

**Time:** 7.30 PM

**Venue:** Moreton Village Hall

---

### **PRESENT:**

**Councillors (6):** Cllr Crosbie (Chairman), Cllr Stuart, Cllr Padfield, Cllr Dawson, Cllr Collins, Cllr Carpenter

**Also in Attendance (1):** Adriana Jones – Clerk

**Members of the Public: (4)** – inc PC Shepherd, and EFDC Cllr Balcombe

**Members of the Press (0)**

### **PC.502 APOLOGIES FOR ABSENCE**

Cllrs Offord and Day. EFDC Cllr Hadley, and ECC Mclvor had offered their apologies.

### **PC.503 OTHER ABSENCES**

Cllr Darken had given her apologies, but these were received too late to be reported at the meeting.

### **PC.504 DECLARATIONS OF INTEREST**

None.

### **PC.505 CONFIRMATION OF MINUTES**

The minutes of the Parish Council meeting held on 10<sup>th</sup> September 2024 were approved. **PROPOSED** Cllr Dawson and **SECONDED** Cllr Stuart. Unanimously agreed.

### **PC.506 PARISHIONERS' FORUM**

There were two members of the public present, one of which addressed the committee advising she was from Bovinger, and after having read the draft minutes online she was extremely disappointed at the length of time it was taking to progress the LHP request for gateway signage in Bovinger, suggesting if something was not sorted soon there would be another serious accident. The resident summarised that funding had been agreed previously (some years back) but the signs never materialised, and it just seemed ridiculous that it was taking so long. The Clerk advised that this Council had agreed to submit an LHP request for additional signage, however no further LHP funding would be considered until at least the middle of 2025. The resident asked for assurances from this Parish Council that we would take this matter on as it was causing a significant amount of stress for her, especially as she was recently on scene following a fatal collision on the A414. She advised that it seemed the speeders were those coming from Moreton, so probably Moreton residents.

The Clerk advised that whilst this Parish Council had absolutely committed to doing what it could do secure either funding for signs, or additional signs, for Bovinger in order to address issues of speeding, the councils powers were limited and as such it was not within the Councils gift to promise the signage would materialise, but that the resident should rest assured it would not fall off the Councils radar.

EFDC Cllr Balcombe advised that he completely agreed with the resident, stating there was a similar sort of issue between Fyfield and Abbess / Beachamp Roding, and they now have 'Welcome to the Village' signs, paid for by ECC Cllr Mclvor.

The resident asked if it would take a death for the goalposts to change, to which PC Shepherd advised that unfortunately this was often the case, as when it comes to speeding, safety measures are introduced based on how many serious incidents there have been on a particular stretch of road. PC Shepherd advised he does complete a report after he has conducted speed checks in a particular area. The Chairman asked the residents what they would like to see at this location, to which they replied that physical factors which tell people to slow down were needed. They would also like the speed limit reduced to 30MPH, and if possible gateway signs. The Clerk reminded Councillors that the layout of the road / hamlet did not fulfil the ECC criteria for a speed reduction to 30MPH. It was noted that subject to receiving permission from the highway

authority, a Parish Council could fund highways signage, and that perhaps this was something that could be looked into. After further discussion, it was noted that the Clerk would still progress the LHP, and it was **AGREED** she would also look into what signage the Parish Council could possibly pay for subject to having the relevant permission, and that this could be looked at in Budget.

#### **PC.507 REPORTS**

- a) Chairmans report – included within main body of meeting.
- b) Vice Chairmans report – None.
- c) District and County Councillor reports – Cllr Balcombe reported that EFDCs new refuse waste company TVS had gone live, making 125,146 collections in the last week with only 96 missed collections, equating to a 99.9% success rate. When he took over as portfolio holder, there were an average of 5,000 missed collections per week, so this was a massive improvement. The Clerk confirmed there had not been any complaints from North Weald, where the site was located. Cllr Balcombe advised that the issue of new recycling bins to replace the recycling bags would be considered in December. There were a number of reasons for this, including bags being too heavy to lift, bags flying around in windy weather, and cost. Plastic Bags cost the Council £0.5m per year, and it is expected to increase each year. By purchasing the bins, these would be paid for in 3 years when compared to plastic bags, thus making a long term saving. Cllr Padfield asked if lids could be replaced, to which Cllr Balcombe confirmed they could, and directed Cllr Padfield to report it on the website. He advised that the lorries often carry spare lids.

Cllr Balcombe also advised that following the recent consultation on polling stations in which it was suggested that the Moreton polling station should close with voting moved to Fyfield, a number of complaints were received, following which a recommendation would be going to Council in December to keep the polling station in Moreton, but move it to the White Hart. The reason for the change is that there were a number of complaints received regarding the village hall including access for residents, disabled access, and car parking. EFDC is required to complete a review every 5 years, and there are very strict rules about access requirements for polling stations. The good news was that polling would be staying in the village, which is what residents ultimately wanted. It was noted that there had been a complaint about fumes, and that if this was the case it should be reported to the village hall committee.

Cllr Balcombe also confirmed that Cllr Jaymey McIvor had been removed from the Conservative Party, albeit he remained as this Councils ECC Council representative at this time. The Chairman asked what this meant, being as Cllr McIvor was voted in as a Conservative Councillor, to which the Clerk advised it made no difference and that it did not require that Cllr McIvor stood down.

- d) Parish Councillor reports – Cllr Carpenter advised she had received an email about the lack of white lining at the High Laver Church Crossroads, with there being three accidents in the last 6 months. The Clerk confirmed she would report to Highways, but that the residents should do the same.
- e) Police Report – PC Shepherd provided an update on the crime statistics for the three months between 1<sup>st</sup> August and 31<sup>st</sup> October 2024, advising there had been 27 calls to police, 5 of which were crimes including one residential burglary, 2 theft of cars, and 2 shed break-ins. Compared to the same time period in 2023, there were 24 calls to police, 4 of which were crimes, so crimes were slightly up. He reported that there was a trend towards thefts of electronic cars, and theft of Land Rovers remains an issue. Cllr Padfield asked if figures included calls that are made to 101, to which Cllr Shepherd advised they would be if these calls were recorded as crimes, however he was not sure if this was the same if the report was made using the online system. Cllr Padfield advised that she had recently reported an incident involving two vehicles and damage to a gate, however nobody had followed up on these which had left the business exposed. Cllr Shepherd advised he would look into this, and stated that the crime figures include specific crimes and the ones that he gets asked about the most.

#### **PC.508 CONSULTATIONS**

- a) **Remote Attendance and Proxy Voting** – Councillors noted that the Government was consulting on possible changes to legislation to allow remote attendance at meetings of Parish Councils in certain circumstances, as well as proxy voting, full details of which had been emailed to Councillors to enable them to comment individually. The general consensus was that remote meetings were not

the same, and that as a Council they would not support either remote meetings or proxy voting, asking the Clerk to respond to the consultation as such on behalf of the council.

- b) **Essex Highways User Survey 2024/2025** – Feedback to enable ECC to prioritise services going forward. Deadline for responses 11<sup>th</sup> November, and details were out to Councillors and placed on social media.

#### **PC.509 WHITE HART, MORETON**

Councillors received an update following the recent event at the White Hart, Moreton, which caused a nuisance for a number of residents in the village, as the activities were outside of those permitted by the licence. Cllr Stuart advised that the event was a few weeks ago, the event starting in the day but went on over the permitted hours as well as being held outside, which was also not permitted. Cllr Stuart stated that generally residents in the village were accepting of the fact that there were two pubs / venues in the village, however this event went on much longer and was much louder than ever before, finishing at around 11.45pm. Many residents had felt the need to complain to EFDC due to the disruption and impact this caused, and it was understood that EFDC had contacted each of these individuals to discuss their complaint. In addition, it was understood that EFDC had also spoken with the White Hart Landlord, and residents were comfortable that the matter had been dealt with, however they would not want to see a repeat of this activity. The Chairman advised that the activities were indeed out of the those permitted within the licence, a copy of which was held by this Council.

Cllr Dawson advised that there had also been some local upset on social media about the fireworks at the Dog and Pickle the prior night. The Chairman advised this had been advertised, and it was bonfire night, and it was only for a short period of time of around 15 minutes, stating that if residents wanted to complain they should do so directly to EFDC.

#### **PC.510 PUBLIC RIGHTS OF WAY**

Councillors noted the following:

1. **Informal consultation Footpath 23 Bobbingworth** – Details emailed to Councillors, with no objections being received to the proposal. Clerk responded to ECC advising no objection.
2. **To receive an update on any outstanding footpath issues / matters in the Parish** – There were three outstanding issues reported at the last meeting as the Clerk had been unable to find them on ECCs Track it tool. After raising an enquiry with ECC, they responded advising that there was 'a technical glitch with their system that has now been fixed, and regarding the queries the PROW Officer raised the matter with the landowner and the crops were confirmed cleared from the paths. They were reminded of their responsibility to reinstate the paths in a timely manner each year.' It was agreed that should there be similar issues in the future, Councillors complete a weekly inspection of any trouble areas so these can be monitored for action promptly at the time.

#### **PC.511 TREE PRESERVATION ORDER TPO/EPF/16/24**

Councillors noted that the Clerk had received an unconfirmed copy of an order dated 1<sup>st</sup> November 2024 applying a TPO to 11 trees in the vicinity of Glenwood, Pedlars End. A copy of the map of this order was attached to the agenda.

#### **PC.512 COMMUNITY DEFIBRILLATORS**

It was agreed in principle at the September meeting to purchase a defibrillator and cabinet for the Little Laver phone box, however in the first instance the Clerk would try and source some funding for this with an update to be provided at this meeting. The Clerk confirmed she has secured £1,000 in funding as follows:

- £500 - EALC Microgrant Fund
- £500 - ECC Cllr Jaymey McIvor Members Fund

Councillors **AGREED** to the purchase of a defibrillator and cabinet for the Little Laver phone box, as well as a new Cabinet for the Moreton defibrillator. The cost of the Little Laver defibrillator and cabinet is £1,415, with a further £474.99 for a new cabinet for Moreton. After these have been purchased, the Chairman will make arrangements for the relevant electrical connections to be completed, and 'The Circuit' national system updated. Proposed Cllr Padfield, Seconded Cllr Carpenter.

#### **PC.513 EPI-PENS (adrenaline auto-injectors)**

As agreed at the September meeting, the Clerk had looked into the provision of Epi-Pens in public places. In late 2021, a report from the independent advisory body The Commission on Human Medicines recommended that EpiPens and other adrenaline auto-injectors be placed in public places, such as restaurants, in the same way that defibrillators are installed for public use. However the Government advised that a public consultation will be needed before a decision can be made on the wider availability of adrenaline auto injectors in public

places, along with legislative change. This consultation has not yet taken place. The Chairman suggested that part of the problem may be the ease at which then pens could be accessed, and how to manage the risk. Councillors noted this information.

#### **PC.514 SCHOOL PARKING / TRAFFIC**

As agreed at the September meeting, the Clerk contacted the head of Matching School regarding the process they have in place regarding school drop off. The school Head provided the Clerk with a copy of the article which was included in the local magazine, and confirmed she had also provided this to the Moreton Head. The article stated the following:

*'We continue to review school processes to see if we can improve the impact traffic and parking have on the community. I introduced an instant drop off system in September, whereby children go straight into school to prevent traffic build up outside the school and to reduce pupil anxiety around transition. I hope this will increase traffic flow and prevent traffic build up as parents and carers are not expected to wait and that this will positively affect the community.'*

It was noted that issues with parking at Matching school continued to be a problem with Cllr Chris Whitbread, Leader of EFDC, being due to visit the school due to the continued issues they are experiencing.

As agreed, the Clerk had also contacted the Head of Moreton School regarding the signs that had been purchased for them, as well as parking on the Zig Zag lines. A response had been received from both the Head and the Chair of Governors. The Head advised that the 'no parking on zig zag' sign had been put up for a week so that it didn't become 'wallpaper', and that the school have decided to put it up for a week at the beginning of every half term. With regard to the report made from Cllr Day at the prior meeting and people parking on the zig zags, the Head stated this was because the Dog and Pickle had not opened their gates on time and that cars were having to mount the pavement slightly to get into the 'drop and go' otherwise no traffic would be able to pass the other way. She advised they were not actually parked. With regard to the kiddie signs, these need to be weighted down, and they cannot be left out all the time so the school are trying to ascertain how best to weight them down, as well as who can put them out as they have limited staffing in school at this time due to budget cuts. The Head also advised that without the drop and go system, traffic would be even worse, and that they do frequently remind parents about being considerate when dropping and collecting children within their newsletter. It is also a subject on the Governing Body agenda each term, and the children have undertaken surveys to support the school. Cllr Stuart advised that he was aware there was one occasion when the Dog and Pickle did not have enough staff in to open the gate, and that perhaps this was the particular occasion. It had previously also been suggested that perhaps there could be a staff rota / parent rota in terms of opening the gate. Cllr Carpenter was also aware of this. There was some discussion as to if parents use the access from the Dog and Pickle car park, however it was noted that the gate was not always opened into the school. It was also noted that the Dog and Pickle do not have to open the gate or allow use of the car park – there was no obligation on them to do so. Cllr Carpenter advised there was an occasion when the gate was not opened for a fortnight, and it caused absolute mayhem.

The Clerk advised that a response had also been received from the Chair of Governors advising that taking photographs of cars was not going to help the situation, and invited a representative of the Council to attend their next full governing body meeting which would be taking place at 5.30pm on 30<sup>th</sup> April. It was agreed that a representative of the Council should attend this meeting, with Cllr Dawson advising he was happy to attend. Cllr Collins suggested it should be more than one person. It was also noted that the suggestion of taking photographs of vehicles parked on the zig zags was made by PC Shepherd at the September Council meeting.

The Clerk had also contacted North Essex Parking Partnership to request a site visit to monitor this issue (ref EREQ8467) however no response had been received at this time.

#### **PC.515 NEIGHBOURHOOD PLAN**

As agreed at the September meeting, a full review of the Neighbourhood Plan had now been completed, resulting in a number of minor amendments. Attached to the agenda was a copy of the updated plan, and a summary of the changes that have been made. Minor (non-material) updates to a neighbourhood plan do not materially affect the policies in the plan, and a local planning authority may make such updates at any time, but only with the consent of the qualifying body (this Parish Council). Consultation, examination and referendum are not required in these circumstances. Councillors formally **AGREED** to submit the reviewed NP to EFDC to agree.

### **PC.516 COMMUNITY SPEEDWATCH**

Cllr Dawson advised he was not aware of any recent sessions, and that the nights were now drawing in meaning any sessions would likely be held at the weekend. They were looking to hold a session soon.

### **PC.517 MORETON VILLAGE GREEN**

The Clerk advised that she was liaising with ECC Legal Services with regard to the process they would like the Clerk to follow to formally apply to ECC for registering Moreton village green as a formal village green under the Commons Act 2006. It was noted that Graeme Cooper kindly placed a request for evidence in two editions of the Community Spirit newsletter, but unfortunately nothing had directly come as a result of that. The Council has some evidence, and it was agreed to move forward with what we have.

### **PC.518 RCCE AFFORDABLE HOUSING**

The Clerk advised she had received communication and had held a zoom meeting with Rachel Fahie and Laura Atkinson (both Rural Housing Enablers at RCCE), and Nagasura Bacon (Development Manager Hastoe Group), with regard to possible opportunities for Rural Exception sites in the Parish. She had discussed the possibility of the proposed new site for the new village hall in Moreton being a possible suitable location for such a project. This was a on a backdrop of the suggestion that a Public Works Loan Board would be requested to pay for the hall. There was concern that there may not be enough support from residents for a Public Works Loan, and that this had the potential to negate the need for one. It was **AGREED** to start discussion with all parties involved, however the Parish Council would need further information about how the project would be driven in order to decide if wished to progress along this route.

### **PC.519 BUDGET / PRECEPT 2025/2026**

Councillors noted that the January 2025 Parish Council meeting would be mainly to address and agree the budget/precept for 2025/2026. Councillors were asked to advise the Clerk of any specific items they would like to be considered for budget, along with details and costings, and that these should be with the Clerk before 24<sup>th</sup> December. Cllr Collins stated the cost of gateway signs and other signage in Bovinge should be included. It was also agreed that the Clerk would forward details of this years budget for Councillors information.

### **PC.520 REVIEW OF LOCATION OF POLLING STATION IN MORETON**

As reported earlier in the meeting by Cllr Balcombe, there had been a recent consultation on the possibility of moving the polling location for Moreton to Fyfield Village Hall. The polling station at Moreton Village Hall had been assessed by EFDC as not being suitable, so it was proposed that the polling station would be combined with Fyfield. EFDC Cllr Balcombe has advised the Clerk prior to the meeting that the results of the consultation had identified the following issues:

- Too Far, Not in the Parish, Not suitable for anyone who does not have private transport.

Therefore, EFDC officers returned to Moreton to find an alternative venue. After carrying out a site visit to Moreton, Officers were now recommending that the White Hart Pub, which has suitable facilities in a small room to the righthand side of the pub, is the proposed suitable alternative, and this change will be proposed in a report to EFDC Council expected in December.

### **PC.521 CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT**

The Clerk reported the following:

- a) ECC, EFDC, EALC and RCCE communications are emailed to Members on a regular basis and where relevant information is included
- b) Councillor emails – Clerk still to action.
- c) PFCC Community Safety Briefing 3<sup>rd</sup> December – details emailed out to Councillors (now cancelled)
- d) Training - Protecting Public Rights of Way and The Roles of Local Councils. Delivered online by The Open Spaces Society on 5<sup>th</sup> February 9.30am-1pm - Course Cost £80.00 + VAT.
- e) Another power cut since last meeting. UK Power Networks have confirmed they have asked their lead field engineers to investigate the Clerks email regarding the power cuts which have affected the area.
- f) Query about who is responsible for private or unadopted roads ('frontagers').
- g) Moreton School have agreed the children will create Christmas decorations to be placed on the Christmas tree this year. The Chairman will be collecting these from the school on 4<sup>th</sup> December, and arrangements will need to be made to place them on the tree.
- h) Clerk will be attending an EFDC Corporate Communications Team Peer Review on 4<sup>th</sup> December 2024 to provide feedback on EFDCs communications.
- i) EFDC Overview & Scrutiny Committee meeting of 29<sup>th</sup> October 2024 addressed appropriate scrutiny of Transport for London and the concerns affecting Epping Forest District Council. A copy of the report for this meeting can be found at

<https://eppingforest.moderngov.co.uk/mgConvert2PDF.aspx?ID=120956>,

and to view the webcast of the meeting, go to

[https://eppingforestdc.public-i.tv/core/portal/webcast\\_interactive/922208/start\\_time/190000](https://eppingforestdc.public-i.tv/core/portal/webcast_interactive/922208/start_time/190000)

- j) Gateway signs Bovinger – discussed earlier in the meeting, however Councillors noted that the LHP would not be considering any further requests until at least May 2025, and possibly later. The Clerk had contacted Theydon Bois PC, and their gateway signs were obtained via the LHP process.
- k) Clerk continues to work on Facebook and enhancing the social media presence
- l) Thursday 8th May 2025 80<sup>th</sup> Anniversary of VE Day – keep on the agenda.

#### PC.522 COMMEMORATIVE BENCH CAROL FOULSER

The Chairman provided an update on the commemorative bench for former Councillor Carol Foulser to be located in the grounds of Magdalen Laver Village Hall, advising that at the recent committee meeting it had been suggested that the cost of the bench should be shared between the Parish Council and the hall. The hall committee will purchase the bench, however the wording of the plaque needed to be agreed. It was **AGREED** that the Clerk would send out the proposed wording, and Councillors could come back to agree if they were happy with this. Cllr Padfield asked if there was a timescale for installation of the bench as she was in contact with the family, to which the Chairman advised he would chase them up. Cllr Padfield advised she would keep the family informed. It was noted the bench would not be on the Parish Councils asset list.

#### PC.523 PLANNING

- a) Councillors **AGREED** responses to the following planning applications which may not have been responded to before the date of this meeting:

<p>EPF/2127/24 FULL</p>	<p>Sunnyside Pt Os 956, Kents Lane, North Weald Bassett, Epping, CM16 6AX</p>	<p>Rebuilding to form 2 bed dwelling (revised application). <b>The Parish Council OBJECTS to this application on the following grounds:</b></p> <ol style="list-style-type: none"> <li>1. <b>The proposed increase in volume and height will cause harm to the significance of the neighbouring designated heritage asset (Dowsetts) including that of its setting, contrary to Part F of Policy DM7 Historic Environment.</b></li> <li>2. <b>The proposed increase in volume and height will have a greater impact on Green Belt than the already approved development, contrary to:</b> <ol style="list-style-type: none"> <li>a. <b>Parts included under C of Policy DM4 Green Belt of the EFDC Local Plan</b></li> <li>b. <b>Part b) of Policy MBL 1.1 Type, size, scale and design of new-build homes of the adopted Moreton, Bobbingworth and the Lavers Neighbourhood Plan.</b></li> <li>c. <b>Part b) of Policy MBL 1.4 Replacement dwellings within the Green Belt of the adopted Moreton, Bobbingworth and the Lavers Neighbourhood Plan.</b></li> </ol> </li> </ol> <p><b>The Parish Council is willing to attend a Committee meeting should this application be recommended for approval .</b></p>
-----------------------------	---	--

- b) Councillors **NOTED** the following planning applications below which had been responded to by way of the Clerk's delegated powers following email consultation with Councillors:

<p>EPF/1842/24 HH</p>	<p>Yew Tree Cottage, 7 Epping Road, Bobbingworth, Ongar, CM5 0DF</p>	<p>Proposed first floor extension to rear. <b>No Objection (not contrary to NP)</b></p>
<p>EPF/1824/24LB and EPF/1813/24 HH</p>	<p>North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ</p>	<p>Removal of previously installed, unconsented, roof lights, and Grade II listed building application for the same. <b>No Objection (not contrary to NP)</b></p>
<p>EPF/1795/24 FULL</p>	<p>Chaseside, Harlow Road, High Laver, Ongar, CM5 0DR</p>	<p>Two storey side extension, ground floor rear extension and entrance canopy over front door. <b>The Parish Council OBJECTS to this application on the basis of the plans being incorrect. The Block Plan provided does not show the large outbuilding located within the curtilage of the building, and as such the Parish Council is unable to determine how the proposed extension fit within</b></p>

		<i>the site itself. Correct plans should be submitted so a proper assessment can take place. The Parish Council would like to be reconsulted on this application once the correct plans are received.</i>
EPF/1902/24 HH	Fairways, Harlow Road, High Laver, Ongar, CM5 0DL	Covered BBQ Area <b>No Objection (not contrary to NP)</b>
EPF/1877/24 HH	Blossom Lodge, Maltings Farm, Maltings Hill, Moreton, CM5 0JY	Construction of outbuilding to facilitate home gym and home office <b>No Objection (not contrary to NP)</b>
EPF/1722/24 FULL	Glenwood, Pedlars End, Moreton, Ongar, CM5 0LW	The development of three new dwellings in place of the existing dwelling and outhouses (Including permitted development approvals) on the site of Pedlars End, Moreton.
<p><b>The Parish Council OBJECTS to this application for the following reasons:</b></p> <ol style="list-style-type: none"> <li>1. It is contrary to the Moreton, Bobbingworth and the Lavers Neighbourhood Plan Policy MBL 1.1 Type, size, scale and design of new-build homes, which states that: <ol style="list-style-type: none"> <li>a. New build open market housing shall be for smaller dwelling units consisting of 1 or 2 bedrooms. In the case of proposals for 3 or more dwellings a limited number of dwellings providing 3 or more bedrooms may be acceptable. The two new properties are both 4 bedrooms, which is not acceptable.</li> <li>b. New-build homes should be sensitively designed and sympathetic to their surroundings, including respecting the setting of any nearby designated heritage assets and the character and appearance of conservation areas, while not precluding modern, innovative architectural designs. The two new properties are located too close the boundary of Southern Cottage.</li> </ol> </li> <li>2. The potential relocation of spoil from the existing property will result in a recontoured area of land. There are no details provided regarding this, so we cannot establish the impact on the green belt. In addition, if the spoil is to be placed on this area of land, it should be included within the red line site boundary.</li> <li>3. The starting point is that the Construction of new buildings in the Green Belt is inappropriate, unless very special circumstances apply, or it falls within one of the exceptions. So far, no very special circumstances have been provided. In addition, there are no formal plans with scale bar included of the current dwelling or outbuildings elevations (required for validation), and the street scene images in the Design and Access statement also do not include scale bars. There is also no topography plan to clearly identify the difference in land heights for the different parcels of land. Without this, we are unable to clearly ascertain if the proposals comply with the Neighbourhood Plan policy MBL 1.4 Replacement dwellings within the Green Belt, as well as Local Plan policies DM4 Green Belt (C(iv)) and DM9 High Quality Design.</li> <li>4. The proposal suggests the removal of all the outbuilding on site (to allow the volume of the new buildings) along with the removal of the access to the horse equestrian facilities at the rear of the property. The site plan does not include details regarding the area at the rear, and as such it is not clear how access will be maintained to this part of the land, or what this additional area of land would be used for. If the intention is to continue with private equestrian facilities of the owner, how will this be accessed? These details are relevant, as the applicant is intending on using the volume from the equestrian outbuildings to permit the replacement building and two new buildings. The proposed replacement building is significantly larger than the current dwelling. Its replacement (justified by the applicant by the volume usage) should only be permitted if the equestrian use is to cease, as if not then the stabling would clearly still be required. The Parish Council would not support the 're-use of volume from current stabling', if the equestrian activities are to continue, as it would undoubtedly necessitate a future application for further stabling, resulting in a further impact to the greenbelt (Local Plan policy DM4 (C(iv)) also applies in this case).</li> <li>5. The average height of a single storey home is 4.5m, however the proposed height of the two additional properties is over 5.5m high, not including the chimneys. This is excessive.</li> </ol> <p>The Parish Council is willing to attend a planning committee and exercise its right to address that committee.</p>		
EPF/1944/24 HH	6, Maltings Hill, Moreton, Ongar, CM5 0JY	Proposed new access to highway to provide additional off street parking <b>No Objection (not contrary to NP)</b>
EPF/1914/24 HH	4, Mill Lane, Moreton, Ongar, CM5 0DN	Removal of existing residential annexe and detached garage. Proposed outbuilding on footprint of removed annexe to provide garaging for two cars, home office and gym

		<b>No Objection (not contrary to NP)</b>
EPF/2022/24 HH	Highfield, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Retrospective application to retain roof lantern over prior approval rear extension. <b>No Objection (not contrary to NP)</b>

c) Councillors **NOTED** the following planning applications for which EFDC **do not** accept comment:

EPF/1760/24 CLD Proposed	Firs House, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Certificate of lawful development for proposed construction of swimming pool building with gym, sauna and plant room. (not lawful)
EPF/1869/24 CLD Existing	Sawyers, Harlow Road, High Laver, Ongar, CM5 0DR	Certificate of Lawful Development for existing use of mobile home as separate dwelling in excess of 10 years.
EPF/2136/24 CLD	Firs House, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Certificate of lawful development for the proposed construction of a swimming pool building with gym and plant room.

d) Councillors **NOTED** the following planning decisions by EFDC:

EPF/1412/24	Maple House, School Lane, High Laver, Ongar, CM5 0EE	Erection of oak framed garage and orangery to replace existing garage	Approve with Conditions - PC had no objection
EPF/1078/24	Partridge House, Harlow Road, High Laver, Ongar, CM5 0DL	Both homeowners work from home and require a shared , private and confidential office space to undertake business activities, calls and meetings. Plan is to erect a small garden office to facilitate both parties within the gardens of said property. Both h	Approve with Conditions - PC had no objection but raised issue of boundary anomalies.
EPF/1760/24	Firs House, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Certificate of lawful development for proposed construction of swimming pool building with gym, sauna and plant room.	Not Lawful - PC not able to comments as CLD
EPF/1730/24	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Certificate of lawful development for a proposed detached garage.	Lawful - PC not able to comment at CLD
EPF/1487/24	3 Corner Cottages, Harlow Road, Moreton, Ongar,	Single storey rear extension	Approve with Conditions - PC had no objections
EPF/1731/24	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Replacement of existing conservatory with a single storey rear extension. Construction of new roof over existing dwelling conversion of garage to additional living space alterations to external facade and window and door openings.	Approve with Conditions - PC had no objection
EPF/1600/24	Farm Cottage, Ashlyns Lane, Ongar, CM5 0ND	Proposed rear additions; part replacement.	Approve with Conditions - PC had no objection

#### PC.524 CHRISTMAS OPEN MEETING / LIGHTING OF THE TREE

Councillors noted the following arrangements for this years events which will take place on Tuesday 10th December:

- Chairman collecting decorations from Moreton School 4<sup>th</sup> December, and will arrange to place these on the tree and erect the lights
- Clerk has contacted Michael Pether regarding the Choir – response expected early November
- Speakers for the event
  - *Wendy Cockbill (Senior Community Engagement Officer, Customer and Communities at EFDC) and Cath Honeywell (Ongar Community Champion) – talking about the Community Champion programme.*
  - *Margaret Gemmill (update on Moreton Village Hall)*
  - *Andy Stuart – Christmas Fable*
  - *PC Shepherd will provide a written update*
  - *General updates from PC, Accounts, District and County Councillors*
- Refreshments – Clerk will organise / Cllr Padfield will provide glasses, etc
- Invite Head and Chair of Governors, and everybody from the school are welcome



**PC.525 FINANCIAL MATTERS**

a) Councillors approved the payments below. **PROPOSED** Cllr Carpenter, **SECONDED** Cllr Stuart:

BACS	A Jones	September & October Salary	£1,109.26
BACS	HMRC	September & October PAYE	£277.40
BASCS	A Jones	Home Office April-Oct 2024	£303.31
BACS	Magdalen Laver Village Hall	July hire for PC meeting	£22.00
BACS	Val Evans	Internal Audit 2023/2024	£140.04
BACS	St Germain's, Bobbingworth	Grant towards grass cutting	£700.00
BACS	Moreton PCC	Grant towards grass cutting	£700.00
BACS	The Lavers PCC	Grant towards Grass Cutting (3 churches)	£2,100.00
BACS	PKF Littlejohn	External Audit 2023/2024	£252.00 (£42.00VAT)

- b) Councillors noted the Bank Balance and bank reconciliation as at 31<sup>st</sup> October 2024, as attached to the agenda, which was signed by the Chairman.
- c) Councillors noted that the interest rate on the deposit account reduced to 2.60% gross on 5<sup>th</sup> November 2024 (down from 2.75%).

**PC.526 ITEMS FOR NEXT MEETING**

Cllr Dawson – How to correctly report fly tipping.

**PC.527 DATES OF NEXT MEETING**

- Tuesday 14th January 2025 – Moreton VH
- Tuesday 11<sup>th</sup> March – Magdalen Laver Village Hall
- Tuesday 13th May 2025 – Moreton VH
- Tuesday 15th July 2025 – Magdalen Laver Village Hall (this is third Tuesday)
- Tuesday 9th September 2025 – Moreton VH
- Tuesday 11th November 2025 – Moreton VH
- Tuesday 9th December 2025 – Moreton VH

Meeting closed 8.45pm

Chairman .....

Date .....