

**MORETON, BOBINGWORTH AND THE LAVERS  
PARISH COUNCIL**

Clerk: Mrs Gurdip Paddan

Email: [mblparishcouncil@gmail.com](mailto:mblparishcouncil@gmail.com)

Dear Councillor

You are hereby summoned to attend a Meeting of the Moreton, Bobbingworth and the Lavers Parish Council, which will be held on Tuesday 14 March 2023 at 7.30pm at Magdalen Laver Village Hall.



G Paddan  
Parish Clerk and RFO  
8 March 2023

Members of the public and press are invited to attend this meeting. This meeting may be recorded for the purposes of ensuring accurate minutes. Members of the public should be aware that should they choose to speak, their voice will be picked up by this recording.

AGENDA

1. **APOLOGIES FOR ABSENCE**  
To receive any apologies for absence.
2. **OTHER ABSENCES**  
To note any absences for which no apology has been received.
3. **POLICE - RURAL BURGLARY REDUCTION OPERATION**  
PC W Shepherd is in the process of setting up a rural burglary reduction operation with the aim of reducing the thefts of trailers, horse boxes and plant machinery. PC Shepherd will be presenting his report at the start of the meeting, as he has another Parish Council meeting on the same evening.
4. **VACANCIES – MORETON WARD and LAVERS WARD**  
Vacancies have occurred due to Graeme Cooper and Gary Kessock-Philip retiring from the Council. The vacancy notices had been published and no election was called therefore the Parish Council is able to Co-opt. There has been no applications for the vacancies in the Lavers Ward.
5. **CO-OPTION – MORETON WARD**  
A notice of the vacancy had been advertised previously and Members are advised that there has been an application for Moreton Ward. A short CV has been circulated for Members' perusal. Please note that the resident will be in attendance at the meeting. Members are asked to consider this application.
6. **DECLARATIONS OF INTEREST RECEIVE**  
To receive any Declarations of Interest by Members. A Member with a personal interest in a matter must consider whether it is a Disclosable Pecuniary, Non-Pecuniary or Other Pecuniary Interest, and declare it accordingly. A Member who is unsure as to how to declare their interest should seek independent advice.

7. CONFIRMATION OF MINUTES

To approve as a correct record the Minutes of the meeting held on 10 January 2023.

8. PARISHIONERS' FORUM

To receive questions from members of the public. In accordance with an agreed procedure, the time allocated for public questions may be limited to 10 minutes or such other period determined by the Chairman of the Meeting.

9. REPORTS

To receive any verbal reports from Councillors, which may include those who are representatives on Committees, Working Groups, Outside Bodies or who have attended other meeting. Councillors are asked to note that no decisions can be taken under this agenda item.

- a) Chairman's Report
- b) Vice Chairman's Report
- c) District and County Councillor Reports – if any
- d) Parish Councillor Reports - if any

10. BIOGEN – COMPOSITING SITE

a) Application No ESS/04/23/EPF for 'Continued operation of composting facility without compliance with condition 8 (stockpile heights) attached to permission ref. ESS/09/20/EPF to allow windrow heights to be constructed to a maximum height of 4 metres at Ashlyns Farm, Epping Road, North Weald, Epping, CM16 6RZ' was considered and the Council objected to the application.

b) To receive further updates.

11. TREE PLANTING AND PLAQUE LOCATION(S)

Members to receive an update from Cllr Stuart on planting trees (part of the Jubilee event) within the Parish.

12. NOTICEBOARDS – UPDATE AND KEYHOLDERS

- a) To receive an update from Cllr Crosbie on Little Laver noticeboard.
- b) To confirm noticeboard keyholders.

13. NATURE RESERVE – MEETING HELD ON 16 JANUARY

Past Councillor Cooper provided an update on the meeting that he attended before retiring from the Council. He met with Damien Weller at the Nature Reserve, together with John Day (CS Concern Team Leader), Sarah Mangan & Graeme Cooper (CS Concern Team Members):

- a) Collin's View: Request to renovate Colin Thompson's Board will be actioned by EFDC in consultation with Colin's wife Pam.
- b) Queen Elizabeth II Trees: Graeme has put Cllr Andy Stuart in contact with Damien Weller, EFDC as they will liaise concerning the proposed tree planting to commemorate Queen Elizabeth II.
- c) Bird Boxes: Several will be renovated and/or introduced in the coming months
- d) Rubbish Bins: Rubbish Bins for the Bellmouth were discussed and the idea rejected.
- e) Entrance Signs: These will be replaced by EFDC.
- f) Notice Board Keys: Someone has them as non EFDC publications re appearing.
- g) Horse Entry: EFDC are to place fences in relevant gaps to prevent horses entering.
- h) Tree Protection Tubes: These will stay until they fall off.
- i) Park Events: EFDC were informed that no Events were planned for 2023

14. ROYAL MAIL RESPONSE

The Clerk had written to Royal Mail as requested at the last meeting. A response was received advising that they are sorry that the Parish has not received mail delivery for days and they fully understand our concerns. They aim to deliver to all addresses – six days a week. The latest local and national updates are available on <http://www.royalmail.com/serviceupdates>.

15. INVESTIGATION MEETING – 16 FEBRUARY 2023

An investigation meeting was held with EFDC Internal Audit Officers Sarah Marsh and Martin Crowe. In attendance was Cllrs Busch, Foulser and the Clerk, Gurdip Paddan. This was an exploratory meeting in respect of the missing screenshots of Tilegate application. Cllrs Busch and Foulser provided evidence of the said screenshots and supporting documents. The conclusion of this investigation will be reported to Council.

16. CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

To receive the oral report of the Clerk on matters which may be of current interest to Members and which require a formal update, and to receive such correspondence and communication, as the Clerk may place before the Council. Items under this agenda item are for noting only:

- a) Emailed the Rangers to have the telephone sign on the A414 changed. Waiting for a response.
- b) ECC have confirmed that the ‘Moreton Green’ with the notice board and the Christmas tree is not registered as a village green. The Clerk is looking into having the ‘green’ registered as Moreton Village Green.
- c) Ride London – May 2023. Information received has been circulated to Members.
- d) ECC, EFDC, EALC and RCCE communications are emailed to Members on a regular basis.

17. PARISH DEFIBRILLATORS

The defibrillator for Bobbingworth is still being repaired but a loan device is installed.

18. KING CHARLES III - CORONATION

Members have been circulated with the recent information on the forthcoming coronation on 6 May 2023.

19. AFFORDABLE HOUSING

Members to put forward suitable affordable housing sites within the Parish.

20. FOOTPATH ORDER 32 – MORETON (DOG AND PICKLE PUB)

Members have been circulated with the Footpath order 32 documents. The Parish Council is being consulted before the final Order is completed. Some questions have been raised by Members in respect of public liability and maintenance of the footpath.

Members to consider the proposal and put forward their views.

21. RISK REGISTER

Members are asked to consider the draft Risk Register, attached as Appendix A and to amend and approve.

22. PLANNING

a) To NOTE the following planning applications below which have been responded to by way of the Clerk’s delegated powers following email consultation with Councillors:

EPF/2911/22	Harlow Road, Grass verge of Harlow Road, Pedlars End, Moreton, CM5 0LD	Telecoms pre application for proposed Telecommunications equipment and cabinets.
<p>The Parish Council strongly objects to the installation of a 5G mast with equipment cabinets and hard standing area at the base of the mast on Moreton’s Village Green for the following reasons:</p> <ol style="list-style-type: none"><li>1. Councillors and residents have had insufficient time to consider this application, as it was received late and had been sent to the wrong parish council.</li><li>2. At the last Parish Council meeting residents voiced their concern/objections - citing the size and scale of the structure, as an issue and raising concerns for wildlife and biodiversity together with visual impact on the area, which is unacceptable and does not compliment the character of the surrounding area. Health concerns were also raised.</li></ol>		

3. The installation of a 15m mast together with cabinets will have a detrimental impact on the residential properties in Moreton and therefore should be discounted on visual amenity grounds.
4. This idyllic location, the village green, will be destroyed by the mast and numerous communication boxes installed to support it, devaluing the beauty of the area and the reason most residents moved here in the first place.
5. Moreton has very few amenities and this small village green is one of them. This valuable amenity would be totally spoilt by the positioning of a mast on it. The village green is right in the centre of the village and measures nine meters at its widest point. Please note that this grassed area has a wooden bench, the village noticeboard, a post box and the village Christmas tree (please see photographs below) where annual celebrations are held.
6. Within about three feet of the village green is the electricity mast that supplies electricity to all the surrounding houses, as seen in the photographs below. This is a most unsuitable site for a 5G mast.
7. Although the proposed pole on its own will appear uncluttered it will double the height of the tallest nearby street furniture. The proposed mast will stand out as a dominant feature within the surrounding area and harmfully detract from the character and appearance of the conservation area.
8. The proposed site is on a bend and vehicles have in recent times left the road and swerved onto the village green and the building. This mast will cause an unsightly obstruction to all that live in the location, as it will be a serious distraction and out of keeping of street scape for motorist and pedestrians as they travel along Harlow Road.
9. The necessity of installing high frequency G5 is further questioned by the recent installation of a full fibre network to Moreton. Paragraph 114 of the NPPF states: “access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments as these connections will, in almost all cases, provide the optimum solution.”
10. Similarly, the National Planning Policy Framework (NPPF) is also a material consideration and this includes Section 10 on supporting high quality communications and Section 16 on conserving and enhancing the historic environment.
11. The Planning Authority should consider and report on the nearby listed buildings within Moreton Village and we understand that no such consideration has been made available.
12. The planned 5G mast is in close proximity to residences and Moreton School where children will be studying and therefore will be exposed to untested frequencies of 5G EMR which is dangerous. We feel that health concerns should be effectively addressed.
13. The range for 5G communication is restricted and we feel that they are more adapted to urban areas than rural communities. The siting advantage of G4 and low frequency 5G have not been adequately considered.
14. Article 2(3) designated land is land within a conservation area; The proposed Mast is within 40 meters of the Conservation Area. The Report defining the Conservation Area states - “Moreton developed where the Roman Road that ran between Chigwell and Great Dunmow crossed the Cripsey Brook. The road was probably built in the 1st century A.D. and may have provided a link as far as London. The village is recorded in the Domesday Book (1086) The centre of the village is formed by the junction of Bridge Road and Church Road and includes a group of buildings which directly front and tightly enclose the space. Most of these buildings are listed and their age and prominence give a very settled, historic feel that is key to the townscape. Views from within the Conservation Area are important in revealing the setting of the village.”
15. No propagation information has been made available for the selected site; this is critical part of system design. This data is required to be made available in order that the validity of the Applicants proposal can be tested.
16. We urge the District Council to consider that they have all the knowledge and competence to make a balanced judgement on this application for installations and upgrades of telecommunication towers, mast and poles that emit radio-frequency radiation.
17. 17. Moreton, Bobbingworth and the Lavers Neighbourhood Plan; Policy MBL 3.1, states that “The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area.” This policy must be taken into account when considering this application. Moreton is a designated Local Green Space under the Neighbourhood Plan (MBL NP Policy 6.3).

We suggest that this application be withdrawn, as there are concerns which cannot be addressed

within the time available and further consultation with residents and the applicant needs to be undertaken to find an amicable solution that will help the proposed development.		
EPF/2911/22	Land Adjacent to Tilegate Farm, Tilegate Road, High Laver, Ongar, CM5 0EA	Construction of a natural pond together with new tree planting and associated landscaping
<p>The Parish Council objects to the application on the following:</p> <p>1. The proposal will result in the introduction of a substantially increased garden with associated residential hard landscaping features which would constitute inappropriate development in the Green Belt. This will compound the already substantial loss of openness for which no case of very special circumstances has ever been advanced to outweigh the identified harmful impact on the setting of the Grade II listed buildings - Tailgate Farm, Tilegate Barn and the surrounding area.</p> <p>2. The proposal is therefore contrary to Policy GB2A of the Local Plan (1998/2006), policy DM 4 of the Submission Version of the Local Plan (2017) and the National Planning Policy Framework.</p> <p>3. The Parish Council has noted that the plans also show the tennis courts and additional pathways with planting within the blue outlined 'existing plans' document; the Green Belt land has slowly been incorporated into the development site over a number of years - further erosion of Green Belt land. We suggest that EFDC reviews the earlier plans (EPF/1355/22, which show substantial Green Belt land and compares these with the current ones.</p> <p>4. We understand that EFDC's Officers have ignored a valid objection (EPF/0307/19) from Melinda Barham, Trees and Landscape (EFDC Officer) in the past and we encourage EFDC to take this into account when considering this application.</p> <p>5. The Parish Council has brought to the attention of EFDC that there is the issue of contaminated waste, which has been imported onto the site and we believe that a contamination report be submitted with this planning application. As exposure to additional poisonous or polluting substance will have an effect on wildlife in and around the proposed pond.</p> <p>6. If this application is approved, we request that all 'Permitted Development Rights' be removed.</p>		
EPF/2884/22	High Laver House, Harlow Road, High Laver CM5 0DR	Amendments to elevations and windows and alterations to extension roof along with associated works.
No objection.		
EPF/0171/23	Ashlyns Organic Farm Shop, Epping Road, North Weald Bassett, Epping, CM16 6RZ	Retention of Garden Centre as part of Farm Shop
No objection.		
EPF/0230/23	Barn Mead, Ashlyns Lane, Bobbingworth, Essex, CM5 0NB	Addition of first floor, internal re-configuration and external alterations (resubmission of planning application reference EPF/1508/22)
No objection. Please be advised that the property has already been extensively enlarged and possibly therefore this further enlargement may not be compliant with Green Belt policies.		

b) Councillors are asked to NOTE the following Planning decision by EFDC:

EPF/2605/22	Croxton, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Application for a Lawful Development certificate for a proposed loft conversion with a gable end & dormers.	Lawful
EPF/2604/22	Croxton, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Application for a Lawful Development certificate for a proposed outbuilding for use as a double garage.	Lawful
EPF/2600/22	Croxton, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Application for a Lawful Development certificate for a proposed side extension to both sides.	Lawful
EPF/2596/22	3 Envilles Cottages, Abbess Road, Little Laver, Ongar, CM5 0JH	Proposed double storey side extension	Refused
EPF/2520/22	Ashlyns Organic Farm Shop, Epping Road, North Weald Bassett, Epping, CM16 6RZ	Removal of Existing Lean-Too Buildings and Construction of Replacement Extension to Existing Farm Shop	Refused
EPF/2204/22	Police House, Church Road, Moreton, CM5 0JD	Single storey rear extension, loft conversion and new roof above converted garage	Approved with conditions
EPF/2730/22	The Meadow, Pedlars End, Moreton, Ongar, CM5 0LW	Application for a Lawful Development certificate for a proposed hardstanding driveway, new access & entrance gates/walls.	Lawful
EPF/2911/22	Harlow Road, Grass verge of Harlow Road, Pedlars End, Moreton, CM5 0LD	Telecoms pre application for proposed Telecommunications equipment and cabinets.	Refused
EPF/2367/22	Rolls Farm Barns, Hastingwood Road, Magdalen Laver, Ongar, CM5 0EN	Prior Notification application for a proposed installation of 500kWp of Solar panels, located on existing roofs at the site.	Approved
EPF/2262/22	Maltings Farm, Maltings Hill, Moreton, Ongar, CM5 0JY	Application for Approval of Details reserved by condition 9 for EPF/1656/20. (Reserved matters application to EPF/0181/18 for removal of outbuildings and existing dwelling. Erection of three detached dwellings. Formation of new highway access and ancillar	Split

EPF/2769/22	The Lodge, Harlow Road, High Laver, Ongar, CM5 0DR	Extend existing detached garage with three more bays	Approved with conditions
EPF/2460/22	Glenwood, Pedlars End, Moreton, Ongar, CM5 0LW	Prior approval for change of use of office into one dwelling (Class C3) and associated development	Not required
EPF/1452/22	Walnut Barn, Bushes, Wind Hill, Magdalen Laver, Ongar, CM5 0DS	Erection of ancillary residential outbuilding.	Refused
EPF/1456/22	Walnut Barn, Bushes, Wind Hill, Magdalen Laver, Ongar, CM5 0DS	Grade II* Listed building consent for ancillary residential outbuilding	Not required
EPF/2883/22	Land Adjacent to Tilegate Farm, Tilegate Road, High Laver, Ongar, CM5 0EA	Construction of a natural pond together with new tree planting and associated landscaping	Approved with conditions
EPF/0168/23	Ashlyns Organic Farm Shop, Epping Road, North Weald Bassett, Epping, CM16 6RZ	ESS/04/23/EPF - Continued operation of composting facility without compliance with condition 8 (stockpile heights) attached to permission ref. ESS/09/20/EPF to allow windrow heights to be constructed to a maximum height of 4 metres	Raised no objection

c) To NOTE the following planning application(s) for which EFDC does not normally accept comment:

None

d) To NOTE the following planning applications that are still to be considered by the Council, the deadline for this Council's response being 27 March 2023 (these applications will be dealt with by the way of delegated powers to the Clerk). Members are still considering these applications.

EPF/2896/22	Nether Hall, Church Road, Moreton, Ongar, CM5 0JA	Proposed reservoir for water extraction and fishing Document link: <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Uyu1">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Uyu1</a>
EPF/0374/23	Stonehall House, Tilegate Road, Magdalen Laver, Ongar, CM5 0EG	Erection of ancillary outbuilding Document Link: <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VS03">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VS03</a>
EPF/0298/23	Green Oaks, Threshers Bush,	Conversion and alterations to existing greenhouse to create 1no. self-contained dwelling, with associated curtilage, landscaping and new means of access to the public highway.

	Matching, Harlow, CM17 0NS	Document Link: <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VNIr">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VNIr</a>
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e) To NOTE suspected/reported breach

EPF/0271/22	Lakeview Harlow Road Moreton CM5 0GQ	Reported the development of exclusive retreat on a private lake.	Being investigated by EFDC
ENF/0039/22	Tilegate Barn, Tilegate Road, Magdalen Laver, Ongar, CM5 0EA.	Red line defining the approved Section 73 domestic curtilage Boundary. Encroachment onto green belt land – breaches EPF/3231/22.	EFDC response - The Pond application drawings aren't required to show the red line showing the approved Section 73 Domestic Curtilage Boundary. They show the Pond application site in red and other land owned by the applicant in blue.

## 23. FINACIAL MATTERS

a) To approve the payments listed below:

Payment	To	For	Total
BACS	G Paddan	Land Registry £17.94 + travel £5.85 + heating £4 + EFDC Land charges £34.80	£62.59
BACS	G Paddan	Jan Salary	£768.00
BACS	HMRC	Jan Tax + NI	£ 219.88
BACS	A Rogers	Jan Payroll	£25.00
BACS	M Day	20 is plenty – waste bin stickers	£160.80
BACS	P Elliott	Defibrillator maintenance and check (annual)	£200.00
BACS	G Paddan	ECC – Village Green register copy £10 + Travel 16/2/23 £6.30 (Investigation mtg)	£16.30
BACS	G Paddan	Feb Salary	£768.00
BACS	HMRC	Feb Tax + NI	£ 219.88
BACS	A Rogers	Feb Payroll	£25.00

b) To NOTE the Bank Balances as at 28 February 2023:

Balance per bank statement as at 31 December 2022	£	£
Unity Deposit Account	28,264.35	
Unity Current Account	1322.14	
		£29,586.49
Less: Any unrepresented cheques at 28 February 2023		
CASH BOOK		
Opening Balance 1 January 2023	29,586.49	



Less: Payments to 28 February 2023	1,944.15	
Add: bank interest	0.00	
Bank Balance as at 28 February 2023		
Unity Deposit Account	26,764.35	
Unity Current Account	357.99	<b><u>£27,122.34</u></b>

24. DATE OF NEXT MEETING

9 May 2023 meetings at Moreton Village Hall. Annual Parish meeting at 7pm and this will be followed by the Parish Council meeting at 7.30pm.

25. In the event that the Agenda contains Exempt (pink) pages or an item which needs to be discussed confidentially, to CONSIDER the following motion to be proposed by the Chairman:

*‘That the public and the press be excluded from the meeting, The Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed (Public Bodies (Admissions to Meetings Act 1960 and Part 1 of Schedule 12A to the Local Government Act 1972).’*

There is currently no confidential item to be considered)
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