

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

Clerk: Mrs Gurdip Paddan

Email: 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 **8 March 2022** at 7.30pm at Magdalen Lavers Village Hall.



G Paddan
Parish Clerk and RFO
2 March 2022

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. **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.
4. **CONFIRMATION OF MINUTES**
To APPROVE as a correct record the Minutes of the Parish Council Meetings held on 11 January 2022, 1 February 2022 and 8 February 2022. Copies of these minutes have been circulated previously.
5. **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.
6. **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
 - d) Parish Councillor Reports

7. 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. Email received from Highways (ref 2751451) drainage issue at Watery Lane – Highways have investigated and risk-assessed this issue and concluded that it is not as serious as many other issues that they are aware of so they will not be taking any further action on it. The location will be regularly monitored through scheduled inspections and they may take action in the future if there was significant deterioration. At present they are prioritising their principal road network, the repairs of the worst pot holes and other safety critical work and bridge repairs.
- b. Essex Minerals Local Plan review:
The Council is being consulted on the proposed amendments to the Essex Minerals Local Plan 2014. The most significant changes from the previous consultation were a proposed reduction in the overall amount of sand and gravel that the Minerals and Waste Planning Authority needs to plan for in the future and that new sand and gravel sites are required to be allocated as part of this Plan Review. ECC are holding ‘Call for Sites exercise’. Following the conclusion of the engagement on Policy S6 and the Call for Sites exercise, the Minerals and Waste Planning Authority will consider all response received and assess all sites received for potential allocation under a site selection methodology. Engagement documents can be found on: Essex County Council website at www.essex.gov.uk/minerals-review
- c. A letter has been received from Mr and Mrs C Sullivan’s agent RPS Group regarding the Council’s response to the Tilegate Farm application EPF/3231/21 for a minor material amendment. The agent makes reference to the latest decision issued by EFDC to the proposals; no change to application red line, minor changes to the main house the plans show the replacement house with an increased floor area is not correct. In the Agent’s opinion it does not represent overdevelopment in the Green Belt. The amendment retains the Queen Anne style, which is common in the surrounding area and the changes are no more than a minor material change. The application submitted in November 2021 was withdrawn following the advice of the Planning Officer. The comments provided would enable the Parish Council to reconsider their position.
A copy of the letter and latest drawings have been circulated to Members via email.
Members to AGREE a response to the Agent.
- d. Defibrillator training – following the publication of the proposed training flyer, the Council has received emails from 30 potential candidates.
 - i) EALC can deliver the training in three sessions (one hour session for 10 candidates. In total there will be three sessions in the morning) on a Saturday 5th April in the morning at a total cost of £900.00 +VAT.
 - ii) St John’s Ambulance can deliver the training for up to 30 candidates in a two hour session at a cost of £600. The availability of a trainer can only be confirmed once the booking form has been completed.
Members to consider the two trainings sessions and AGREE and APPROVE the cost so that a booking can be made.
- e) Moreton Primary school; a response has been received advising that the school is aware of the issues surrounding the traffic at school start and finish times. One of the conclusions the school has come to is that there is no public transport running to Moreton so parents have to drive their children to school. Has the Council approached Epping Forest District Council about their reasons for reducing bus service to the village? With regards to the Easement agreement with The Dog and Pickle, the agreement was never formal. This is due to the escalating costs to the school. The Parish Council has contributed but sadly the school’s budget is very limited. The school sends out reminders about parking and has after school clubs so that not all children leave the school at the same time. The also accommodate ‘drop and go’ option in the mornings via the staff car park. If Councillors have any suggestions, as to how the school can ease the situation, they would be happy to hear their suggestions.
- f) Communication for information purposes from EALC, EFDC and ECC is emailed to Members regularly.

8. PLANNING TRAINING SESSION FOR ALL MEMBERS

With a number of regulations and changes to planning law it would be beneficial to the Council to have an in-housing Planning Training session specifically tailored to our Parish. The training can be delivered via EALC's trainer, Adriana Jones who is well versed in Planning and has agreed to deliver the session. The cost of the training for a Saturday morning session is £630 + VAT; maximum of 14 Councillors. The following dates have been emailed to Councillors for consideration: 19 March, 23 April or 30 April. Member to CONSIDER this option, CONFIRM the date and AGREE the cost.

9. DEDICATED EMAIL ADDRESSES FOR COUNCILLORS

Members to receive an update from Cllr Hall.

10. MORETON:APPLICATION THROUGH NAGS HEAD CAR PARK: LETTER FROM ECC WITH MAP

A copy of the letter and the map have been circulated to Members previously. The letter seeks clarification on whether the route applied for was ever routinely blocked by parked cars and whether users adhered rigidly to this route or wandered more freely over the wider area. It should be noted that this matter is separate to the one from the application for a private easement over the land for the benefit of the school.

11. JUBILEE CELEBRATIONS

The Clerk had applied for funding for a beacon to mark the Queen's Platinum Jubilee but was unsuccessful, as the programme closed its doors due to the volume of applications received.

Councillors to receive updates from Members on the forthcoming Jubilee celebrations.

12. 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/2833/21	Stonehall House Tilegate Road Magdalen Laver Ongar, CM5 0EG	Proposed erection of an ancillary outbuilding.
<p>The Parish Council Objects to the proposed size of the outbuilding on the grounds that it is oversized for housing a heat pump, also it is our understanding that the previous outbuilding had taken into account the footprint of the house plus the extension for heat pump source housing.</p> <p>Following consideration of the proposals and the site, we would also like to bring to your attention that there is a swimming pool and a brick wall, pillars/gates that have been erected without permission, as we understand EFDC had refused permission on such a development in the past and it was brought to the attention of the Enforcement Officer.</p>		
EPF/3003/21	Home View Greenman Road Magdalen Laver Ongar, CM5 0ES	Proposed single storey garden store / garden room. (Resubmission - altered roof form to fit within Class E Permitted Development).
<p>The Parish Council objects to the proposed single storey garden store/garden room. (Resubmission - altered roof form to fit within Class E Permitted Development) on the grounds of overdevelopment on a greenbelt site. The building has been erected with an apex roof and the application is now for a flat roof to comply with permitted development. We wish to reiterate our previous comments on this application</p> <p>- http://planpub.eppingforestdc.gov.uk/NorthgatePublicDocs/00835177.pdf</p> <p>Looking further at the details of the application site we are concerned about the driveway access to this property, which has been repositioned, away from where it used to be leading up to the front door, it is now on the curve of a blind bend which has an impact on highway safety.</p>		

Letter from EFDC received on 21 January 2022 advising that the above application has been withdrawn.		
EPF/2503/21	Vojan Restaurant Epping Road Bobbingworth Ongar, CM5 0DE	First floor extension above restaurant to create space for a HMO.
No Objection		
EPF/3120/21	Molmans Tilegate Road Magdalen Laver Ongar, CM5 0EH	Proposed three bay garages.
No Objection		
EPF/3137/21 Listed Building Consent	Molmans Tilegate Road Magdalen Laver Ongar, CM5 0EH	Application for Grade II Listed Building consent for a proposed three bay garage.
No Objection		
EPF/2856/21	Embleys Farm Fyfield Road Moreton, CM5 0HY	Construction of a domestic garden shed.
No Objection		
EPF/3231/21	Tilegate Farm	Application for Variation of Condition 2 for EPF/1052/17. (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping).
The Council Objected to the proposals and this application was considered at a Planning meeting held on 1 February 2022. The full objection is contained within the minutes attached to this agenda.		
EPF/3232/21	Tilegate Farm	
The Council Objected to the proposals and this application was considered at a Planning meeting held on 1 February 2022. The full objection is contained within the minutes attached to this agenda.		
EPF/3237/21	Paddocks, Little Laver Road	Alterations to existing front bays and construct of new entrance canopy. Alterations to existing windows.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/3238/21	Paddocks, Little Laver Road	Application for a Lawful Development Certificate for a proposed construction of a rear flat roof dormer/ construction of 1m high walls to the front of the site as well as an entrance gate.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		

EPF/2446/21	Bush Hall Farm, The Maltings, Threshers Bush, Matching	Proposed single storey garden room.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
Listed Building EPF/2452/21	Bush Hall Farm, The Maltings, Threshers Bush, Matching	Grade II Listed Building application for a proposed single storey garden room.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/3241/21	Phoenix Epping Hotel, Epping Road, North Weald Bassett	Application for Variation of condition 3 for EPF/2223/19, (Extension and alteration of the former Little Chef building associated with the Travelodge at Epping Road, North Weald Epping plus change of use to C1 use in the form of 6 serviced apartments).
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/0016/22	3 Bundish Hall Cottages Ongar Road, Fyfield Ongar CM5 0HP	Single storey side extension forming a new living area.
No objection		
EPF/0030/22	Fairways Harlow Road High Laver Ongar CM5 0DL	Demolition of existing conservatory, single storey rear extension with internal alterations. Additional covered BBQ area side extension and modifications to existing rear dormers.
<p>The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances and that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The Parish Council has considered this application at length, and whilst no very special circumstances have been put forward by the applicant, the Council has considered the potential impact on the Green Belt by the rights afforded to it by permitted development against the proposal submitted.</p> <p>The Parish Council places great importance on protecting the Green Belt, however after taking all the factors of this particular application into account, specifically the size of the curtilage, the Parish Council feels that the circumstances of this application are such that the cumulative potential impact on the green belt should permitted development rights be fully implemented would have a considerably more detrimental impact on the Green Belt than the application being proposed.</p> <p>Given these circumstances of this particular application and property, the Parish Council would have NO OBJECTION subject to <u>all permitted development rights being removed</u> and that this is listed as a condition. Likewise we wish for a condition to be listed that the open sided structure to cover a patio adjoining the kitchen (attached to a previous extension) should remain an open structure and should not be enclosed by walls.</p> <p>Should this not be possible, the Parish Council would OBJECT to the application on the basis of overdevelopment in the Green Belt. In the event of an objection, the Parish Council confirms its intention to attend any meeting of the EFDC Plans East Committee if necessary.</p>		
EPF/0173/22	The Meadow Pedlars End Moreton	Application to determine if Prior Approval is required for a proposed change of use from

	Ongar CM5 0LW	Agricultural Buildings to Dwelling houses (C3).
The Council supports the application to determine if Prior Approval is required for the proposed change of use and will consider the planning application of change of use of the stable when an application is presented for comment. Please note that the stable is not a previous agricultural building and therefore has no agricultural permitted development rights.		
EPF/3285/21	Little Roothings Little Laver Road Moreton Ongar CM5 0JE	Two storey side extension to create a home office and enlarged drawing room and two bedrooms with en-suites.
No objection to the above planning application but the Parish Council requests the inclusion of condition SCN36 to ensure the replacement of the two trees is undertaken. The Parish Council supports tree retention and tree protection.		
EPF/2364/19 RECONSULTATION	Site adjacent to Great Notts, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Proposed conversion of an existing barn to form a single detached residential unit, retaining existing access & on-site car parking. ** RECONSULTATION - REVISED SUPPORTING PLANNING STATEMENT RECEIVED**
The Council considered the revised supporting planning statement, which accepts the financial part (i) being the section 106 Agreement but not the restrictive parts (ii and iii) and therefore we conditionally support this application subject to: The proposed conversion to residential occupation being conditional on the continued use of the site as a caravan park and that the barn cannot be sold separately from the business. Further that if at any future time the site ceased to be used as a caravan park then the barn would revert to agricultural use.		
EPF/0188/22	Robins Acre High Laver Road High Laver Ongar, CM5 0DX	Proposed two storey side extension.
A site visit has taken place.		
EPF/1583/21 appeal ref APP/J1535/W/21/3284064	Land opposite the Old School, School Lane, Magdalen Laver CM5 0EF	Conversion of an existing building into a one bedroom dwelling, removal of shed, polytunnels, and garage building.
The Council supported the application but due to administrative issues the deadline was missed. EFDC had refused permission and the application has gone to an Appeal. Members agreed to comment on the appeal as the proposal accords with the Parish Council's Neighbourhood Plan for 1 – 2 bedroom dwelling for local inhabitants.		
EPF/2364/19	Site adjacent to Great Notts Moreton Road, Bobbingworth CM5 0LU	Proposed conversion of an existing barn to form a single detached residential unit, retaining existing access & on-site car parking. ** RECONSULTATION - REVISED SUPPORTING PLANNING STATEMENT RECEIVED**
The Council considered the revised supporting planning statement, which accepts the financial part (i) being the section 106 Agreement but not the restrictive parts (ii and iii) and therefore we conditionally support this application subject to: The proposed conversion to residential occupation being conditional on the continued use of the site as a caravan park and that the barn cannot be sold separately from the business. Further that if		

at any future time the site ceased to be used as a caravan park then the barn would revert to agricultural use.

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

EPF/1658/21	Watermans End Cottage Watery Lane Little Laver CM17 0RQ	Renovation of existing barn and partial conversion to provide ancillary accommodation.	Permission Granted (With Conditions)
EPF/2477/21	The Oates Workers Road High Laver Ongar, CM5 0DZ	Demolition and rebuild of conservatory on the existing footprint.	Permission Granted (With Conditions)
EPF/2857/21	4 Mill Lane Moreton Ongar, CM5 0DN	Removal of existing side conservatory, proposed two storey side extension & single storey front extension (with a projecting ground floor bay feature & roof of the bay to be used as a terrace off the master bedroom).	Permission Granted (With Conditions)
EPF/2676/21	The Old Rectory Stony Lane Ongar, CM5 0DQ	TPO/EPF/36/82 (Ref: T4) T1: Oak - Crown reduce by up to 3m, as specified. Crown lift to 5m above ground level, as specified.	Permission Granted (With Conditions)
EPF/1669/21	Watermans End Cottage Watery Lane Little Laver CM17 0RQ	Application for a Grade II Listed Building for a proposed renovation of existing barn and partial conversion to provide ancillary accommodation.	Permission Granted (With Conditions)
EPF/2709/21	Church Farm Workers Road High Laver Ongar, CM5 0DZ	An application to determine if Prior Approval is required for a proposed change of use of agricultural buildings to dwelling houses (Class C3) (conversion of a detached stable block, including insertion of windows to facilitate natural daylight.	Not Lawful
EPF/2996/21	4 Mill Lane Moreton Ongar CM5 0DN	Proposed vehicle crossover from highway into application property.	Permission Granted (With Conditions)

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

EPF/0226/22	Highfield Moreton Road Bobbingworth Ongar CM5 0LU	Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.47 metres & a maximum height of 3.76 metres.
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d) To NOTE the following planning applications that are still to be considered by the Council, the deadline for this Council's response being as stated under the application number (these applications will be dealt with by the way of delegated powers to the Clerk)

EPF/1583/21 Appeal Deadline 11/3/22	Land opposite the Old School, School Lane, Magdalen Laver CM5 0EF	Conversion of an existing building into a one bedroom dwelling, removal of shed, polytunnels, and garage building. (Appeal)
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EPF/0269/22 EFDC Deadline 21/3/22	Highfield Moreton Road Bobbingworth Ongar CM5 0LU	Application for proposed demolition of existing single-storey rear extension and outbuilding. Construction of new first floor above existing footprint.
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e) To NOTE suspected breach and APPEALS made to the Secretary of State

APP/J1535/D/21/3288776	Robins Acre, High Laver Road, High Laver, CM5 0DX	An appeal made to the Secretary of State against EFDC's decision to refuse planning permission for the proposed two storey side extension.
ENF/0372/21 14/12/2021	Concrete mixing operation from site High Laver Road High Laver Ongar CM5 0DU	EFDC - No Breach of Planning Control revealed

13. FINANCIAL MATTERS

a) To APPROVE the payments listed below:

Payment	To	For	Total
BACS	Moreton V Hall	Hall Hire – May, September and Dec 2021	£75.00
BACS	A Rogers	Payroll Jan	£20.00
BACS	A Rogers	Payroll Feb	£20.00
BACS	G Paddan	January Salary	£748.44
BACS	HMRC	NI and Tax (employer and employee) - Jan	£242.33
BACS	G Paddan	Reimbursement – Ink cartridges £22.98 Hall heating £12.00 and Travel 36 miles x 45p = £16.20 (3 meetings). Zoom invoice - £143.88	£195.06
BACS	G Paddan	February Salary	£729.32
BACS	EALC	Climate Conference (Cllr Leverich attended 28 Jan)	£60.00
BACS	G Paddan	Overtime (budget and 2 planning meetings)	£182.32
BACS	HMRC	NI and Tax (Employer and employee) - Feb	£352.25
BACS	Magdalen VH	Hall Hire – March	£20.00

b) To NOTE the Bank Balances as at 2 March 2022:

Unity Current Account	£1,639.98
Unity Deposit Account	£24,465.39

14. DATE OF NEXT MEETING

The date of the next meeting is 17 May 2022. The Annual Parish Meeting will commence at 7.15pm followed by the Annual Council Meeting at 7.30pm. The meetings will be held in Moreton Village Hall.

15. 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)
