

MORETON, BOBBINGWORTH AND THE LAVERS PARISH COUNCIL

MINUTES

Meeting: Council Meeting

Date: 11 July 2023

Time: 7.30 PM

Venue: Magdalen Laver Village Hall

PRESENT:

Councillors (6): Cllr Crosbie (Chairman), Cllr Busch, Cllr Collins,
Cllr Offord, Cllr Padfield, Cllr Stuart

Also in Attendance (1): Gurdip Paddan – Clerk

Members of the Public: (2)

Members of the Press (0)

PC.306 APOLOGIES FOR ABSENCE

Councillors Darken, Foulser, Leverich and Martin.

PC.307 OTHER ABSENCES

Cllr Hall.

PC.308 DECLARATIONS OF INTEREST

None.

PC.309 CONFIRMATION OF MINUTES

The Minutes of Council meetings held on 9 May 2023 Annual Parish, 9 May 2023 Annual Council and the Extraordinary Council meeting on 7 June 2023 were approved and signed as a correct record. Proposed by Cllr Stuart and seconded by Cllr Offord. All agreed.

PC. 310 PARISHIONERS' FORUM

Mr Jim Padfield reported on the recent Essex County Council (ECC) Planning meeting at which Ashlyns Farm Epping Road, North Weald application was considered, for the continued operation of composting facility without compliance with condition 8 (ESS/09/20/EPF). There were two issues that concerned Mr Padfield – a) on the day of the meeting the Environment Agency submitted a report asking the ECC to support their proposal. b) The absence of the County Councillor who had six months to respond and support the parishioners did not respond until the last minute with a weak response. He advised that members of the said Planning Committee had stated that the previous County Councillor for this area was more proactive and vocal on matters associated with this site. Mr Padfield further added that this was the second time this has happened (absence of ECC Councillor). He added that when the 5G mast application was considered; again there was no response from the current County Councillor, who was aware of the application for five weeks before the Parish was notified. It was noted that the Parish had been let down twice by the County Councillor. ECC had approved the application and given Biogen a year to abide by the recommendation. A question was raised on when the year will start, as the summer can be a challenging time and the odour quite unbearable. Overall it was a good result for residents/Parish. People have been asked to report the nuisance/odour to Environment Agency. It was noted that people get tired of reporting and feel defeated. Mr Padfield was thanked for his report.

PC.311 REPORTS

a) Chairman's Report – Cllr Crosbie reported that he met with Alex Burghart MP together with Cllr Stuart. The main issues discussed as suggested by Councillors were:

- The odour from Ashlyns Farm which must be reported to the Environment Agency. Potholes, some have been repaired but there is very poor PR. Speeding through the villages; 20 is plenty campaign. Members noted that a speed check/survey was conducted during lockdown and that it should be carried out again.
- A resident had contacted the Chairman regarding the number of staff leaving Ongar school. Alex Burghart will be contacting the school to discuss the issue of staff resigning at the school. The Clerk to write to Alex Burghart MP and obtain the outcome of the meeting. Alex Burghart has requested that his photograph be published on the Council noticeboards.
- The importance of having the Council email address, the Chairman has managed to set up his Council address and will be circulating instructions. Following the recent request for information, it was paramount that Members have a separate Council email address.

b) The Vice-Chairman expressed his thanks to PC Shepherd for resolving the issue of a vehicle that tooted its horn in the early hours of the morning around 4.30am, for a number of years, which is illegal. The matter has been resolved. The Clerk to write to PC Shepherd.

c) Cllr Collins asked for Biogen to be an item for the December Open meeting.

d) Police report was circulated: *'I would firstly like to apologise for not being able to make this meeting in person, I am currently on office-based duties due to a medical issue and unable to leave the office. I just wanted to give an update on Op Brazil which we have spoken about previously, this has been put on hold by EFDC whilst it's discussed at the next rural crime meeting with myself, Cllr Balcombe and CSP at EFDC, once I know more about this, I will update you.'*

As per my normal meeting attendance where I give crime stats, please see below the crime stats for the last 3mths. This is for the period of 05/04/23 to 05/07/23.

39 calls to police, of these calls I would class 4 as having an impact on the community:

1 Burglary

3 Theft of Motor Vehicles

Out of the 39 calls to police, 7 crimes were recorded

I then compared this to the same period the year before, so 05/04/22 to 05/07/22:

23 calls to police, of these calls I would class 3 as having an impact on the community:

1 Burglary

2 Theft of Motor Vehicle

Of those 23 calls to police, 16 crimes were recorded

Whilst the stats show a 69% increase in calls to police, there has been a 56.2% reduction in crime.'

PC.312 RIDE LONDON

It was agreed to place this item on the agenda for the September meeting and an update will be available from Cllr Martin.

PC.313 NEW VILLAGE HALL - MORETON

Margaret Gemmill, Chairman of New Village Hall Committee gave a presentation on the proposed new village hall for Moreton. Members raised a number of financial and land ownership related questions. The following points were discussed:

- A report was presented to the Parish Council by Margaret Gemmill last year, which provided an introduction to the proposal of a New Village Hall for Moreton.
- The New Village Hall Committee is currently seeking support for the proposal via County Councillor and other organisations. Also looking at case studies and similar projects in the process of building a village hall.
- Meetings have been held with residents, the school, church and land-owner (proposed site).

- The exiting plot that the hall sits on is currently held by the Charity CIO (Charitable Incorporated Organisation) and is registered at the Land Registry.
- As this is charity land it cannot be disposed of without consent from the Charity Commission. However, there is an exception, whereby designated land can be disposed of without consent if it is being replaced. As the village hall is being replaced, the exception should apply.
- A new hall will benefit the community by providing additional parking, a play area with a secure gate, pathways providing safe maintained walkways to school and church. The new hall could provide pre-school facility. It would provide an opportunity for the school to add extra activities for children.
- Landscaping would be planned to add additional trees to the back of the Rectory and down the driveway. This would help to screen and protect the Rectory. A hedge could be adopted on the roadside to screen the whole project and secure a car park.
- Listed building advice is being sought due to the proximity of certain dwellings.
- Formal valuations will take place. There was a brief discussion on valuation of land and some comments were made in terms of a 'swop' of the sites.
- A question on funding was raised. It was noted that there would be a combination of grants and a loan from Public Works Loan. It was further noted that the loan would need to be through the Parish Council and this would, as commented upon by Councillors in return increase the Council's annual precept.
- The cost of the new hall would be over £1m. The New Hall Committee has some funds that can be utilised for utility services, plans and the legal support.

A copy of the draft letter in support of the proposal was agreed. Proposed by Cllr Busch and seconded by Cllr Stuart, following a vote it was agreed to support the proposal in principle.

Vote: 5 for 0 against and 1 abstention.

Mrs Gemmill was thanked for her presentation.

PC.314 RURAL HOUSING – HASTOE HOUSING GROUP

Members noted that Hastoe Housing Group had advised the Council that they had been approached by a landowner and architect for a potential development of affordable housing in Moreton and they were in early discussions around working together to bring forward this scheme.

PC.315 ASHLYNS FARM BIOGEN – COMPOSITING SITE

This item was dealt with under Parishioner's report above; minute number 310.

PC.316 COUNCILLOR VACANCIES

It was noted that Cllr John Dawson had resigned and a notice of vacancy had been published. Currently there are three Councillor vacancies. It was further noted that there is a potential candidate to fill a vacancy at the next meeting.

PC.317 CODE OF CONDUCT

Members considered the draft Code of Conduct and it was approved. Proposed Cllr Busch, seconded by Cllr Stuart. All agreed.

PC.318 TREE PLANTING AND PLAQUE LOCATION(S)

Cllr Stuart advised that Mr Schwier had withdrawn his planning application and therefore no further report at present.

PC.319 CLERK'S COMMUNICATIONS AND CORRESPONDENCE REPORT

- a) Clerk has approached the District and County Councillors for help with registering the land in question as 'Moreton Village Green'. With Cllr Hadley's help, the Clerk is working with a Legal Officer from EFDC to obtain permission as required to complete Form 44 before it can be registered.
- b) The Council received an email from the Horticultural Society for the kind donation of £100 towards flowers in tubs along the Village Green to mark the coronation. Some concern was expressed regarding variety of plants and quantity.

- c) Members were advised that Cllrs Busch, Foulser, Crosbie and the Clerk were dealing with the SAR request from Mr and Mrs Sullivan’s Solicitors, Russell-Cooke LLP. Advice has been sought from Essex Legal Service and the Information Commissioner’s Office. A response will be emailed as soon as it confirmed.
- d) Emails had been received from Councillors and residents about noise pollution. Music was being played on 17 June into the early hours of the morning. The Police and EFDC had been notified and a response received from PC Warren Shepherd has been circulated to Councillors.
- e) ECC, EFDC, EALC and RCCE communications are emailed to Members on a regular basis.

PC.320 PLANNING

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

EPF/0709/23	Hen House Barn, Wood Farm, Moreton Road, Ongar, CM5 0EY	Two storey side extension and associated internal alterations.
No Objection		
EPF/0899/23	Redwoods, Little Laver Road, Little Laver, Harlow CM17 0RH	Replacement side extension
No objection		
EPF/0959/23	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Part demolition of an existing wall, of a curtilage listed building, to create an open sided outbuilding.
<p>The Parish Council objects to the proposed part demolition of an existing wall, of a curtilage listed building, to create an open sided outbuilding under application EPF/0959/23. We believe that car port design will have a detrimental effect on the curtilage of listed building, as the character/appearance of the barn is being lost. The Council feels strongly about retaining the character of listed buildings.</p> <p>In May 2022, my Council reported a possible breach to developments under EPF/3117/17, as a window had been installed to a first floor accommodation at North Wilmore Barn. We notice that the window is still in place although the application for a non-material amendment under EPF/3117/17 was refused for:</p> <p>(Three changes are proposed: 1, window at roof level, in eastern elevation, to change from rectangular to a three panel window that matches the gable end roof profile – black powder coated aluminium frame to match. 2, window on eastern elevation ground floor, to rear of property, new window – black powder coated aluminium frame to match. 3, window to western elevation, ground floor, to rear of property, changed from an array of windows to one singular window to match the eastern elevation). Erection of extensions and outbuilding to the curtilage listed North Wilmore Barn).</p>		
EPF/0973/23	2 Envilles Cottages, Wellington, Abbess Road, Little Laver CM5 0JH	Single storey side extension to replace conservatory & new canopy roof to front
No objection		
EPF/1059/23	Greenways, Moreton Bridge, Moreton, Ongar, CM5 0LL	Proposed double storey side extension.
No objection		

EPF/1140/23	Croxton, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Retrospective planning application for construction of a new vehicle access
No objection		
EPF/0781/23	Weald Bridge Farm, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AT	Single storey rear extension Inc. first floor rear dormers In lieu of approved single / double storey rear extension Ref EPF/1557/20 (08:12:20)
No objection		
EPF/1152/23	2 Envilles Cottages, Wellington, Abbess Road, Little Laver, Ongar, CM5 0JH	Single storey side extension to replace conservatory & new canopy roof to front.
No objection		

b) Councillors noted the following Planning decisions by EFDC:

EPF/0687/23	Little Willows, High Laver Road, Matching, Harlow, CM17 0PU	Matching Green Conservation Area T1: Horse Chestnut - Fell. T2: Lime - Crown reduce to previous pollard points. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VmoH	No objection raised. Delegated decision.
EPF/0516/23	Site adjacent to Great Notts Moreton Road Bobbingworth Ongar CM5 0LU	Application for approval of details reserved by condition 4 'Hard and Soft Landscaping', condition 6 'Contaminated Land', condition 7 'Electric Vehicle Charging' condition 8 'Foul and Surface Water', condition 9 'Super Fast Broadband' and condition 11 'Was	Decision - split
EPF/1975/22	Hobbans Cottage, Moreton Road, Ongar, CM5 0LX	Conversion of building to part storage, part work from home building annex (alterations to previously approved scheme EPF/1702/20).	Approved with conditions
EPF/2896/22	Nether Hall, Church Road, Moreton, CM5 0JA	Proposed reservoir for water extraction and fishing	Withdrawn
EPF/0565/23	1 Petcheys Cottages, Bottle Road, High Laver, CM5 0JQ	Grade II listed building application for replacement Crittal windows with double glazed powder coating aluminium replicating existing.	Approved with conditions
EPF/0787/23	BILSDEN FARM, , EPPING ROAD, ESSEX CM5 9GW	The installation of a new sharable 30m lattice mast which is collocated with an existing mast to the south of the site. The proposed new mast supports 12no. antennas over 2 headframes, 4no. 600mm diameter transmission link dishes, 6no. equipment cabinets,	Approved with conditions
EPF/0973/23	2 Envilles Cottages, Wellington,	Single storey side extension to replace conservatory & new canopy roof to front	Withdrawn

	Abbess Road, Little Laver, CM5 0JH		
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c) Members noted the following planning application(s) for which EFDC does not normally accept comment:

EPF/1257/23	Maltings Farm, Maltings Hill, Moreton, Ongar, CM5 0JY	Application for approval of details reserved by condition 9 'Verification' on planning permission 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 ancillary works)
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d) Members Noted the following planning application that still has to be considered by the Council:

EPF/0940/23	Redwoods, Little Laver Road, Little Laver, Harlow, CM17 0RH	Construction of stables and hay barn for personal use
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Cllr Busch agreed to look into the above application in details and forward comments to the Clerk.

e) To note suspected/reported breach and appeal:

APP/J1535/D/23/3320725	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)
EPF/1508/22		
APP/J1535/W/22/3313957	Sunnyside Pt Os 956 Kents Lane North Weald Bassett Epping Essex CM16 6AX	Rebuilding to form 2 bed dwelling (Revised application to EPF/0160/21)

The Parish Council does not support the appeal AP-13196; reference above, as the applicant has now stated that this is a 'Brownfield site' in the appeal, which is contrary to the planning application whereby it stated within the planning application, as follows:

1. Land which is known to be contaminated: NO
2. Land where contamination is suspected for all or part of the site: NO
3. A proposed use that would be particularly vulnerable to the presences of contamination: NO

This land in question is used for recreational purposes and is constantly mowed to a lawn and therefore cannot be termed as 'Brownfield' and it has historically been only used for livestock purposes.

We do not agree with upholding the appeal on the basis of approved planning applications in the surrounding properties that have been successful, as it should be noted that these were predominantly existing dwelling or substantial building that actually were Brownfield sites.

My Council wishes to reiterate its objection to the development of this site as the existing building is unsuitable for conversion. The proposed incursion of residential curtilage into the undeveloped of Green Belt which will result in a loss of openness and further urbanisation and encroachment into the countryside. This proposal constitutes inappropriate development which is harmful to the Green Belt and character of this rural area. The Parish Council sees no special circumstances that exist which can clearly outweigh this or any other harm and therefore, the proposal is contrary to policies GB2A and GB9A of the adopted Local Plan and Alterations, policies SP 6 and DM 4 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

It should be further noted that the proposal is not re-using an existing building of good construction but creating a completely new dwelling in the Green Belt that does not currently exist. Therefore it cannot be a 'Brownfield' site.

PC.321 INTERNAL AUDIT 2022/2023

Members have been circulated with the Internal Auditor's report. The relevant notice of Public Rights and Publication of Annual Governance and Accountability Return for Accounts for the year Ended 31 March 2023 has been published on the Website and Parish noticeboards in line with the Local Audit and Accountability Act 2014, Section 26 and 27.

As indicated by the Internal auditor there was one point which needed attention, this was something that was brought in at the last minute. As required, the information, which is the publication of 5 year's AGARS completed audit forms to be published on the Council's website; this has been actioned. A question of transparency was raised and discussed. Proposed Cllr Padfield and seconded by Cllr Stuart. All agreed.

PC.322 FINANCIAL MATTERS

a) The following payments were approved. Proposed by Cllr Stuart and Seconded by Cllr Offord. All agreed:

BACS	C Davis	Flowers tubs – coronation (donation)	£100.00
BACS	G Paddan	Travel £5.85 + stationery (Paper & ink - £39)	£44.85
BACS	G Paddan	May Salary (816.20) + overtime 8 hours (£125.56)	£941.76
BACS	A Rogers	May Payroll	£25.00
BACS	HMRC	May NI + Tax	£258.24
BACS	G Paddan	June Salary (816.20) + overtime (£175.80 10 hours)	£992.00
BACS	A Rogers	June Payroll	£25.00
BACS	HMRC	June NI + Tax	£248.00
BACS	G Paddan	Travel May & June £11.70 + ink £16.00	£27.70

b) To NOTE the Bank Balances as at 30 June 2023:

Deposit Account	£42912.75
Current Account	<u>£ 3486.39</u>
Total	<u>£46,399.14</u>

Cash book bank balance: to 30 June 2023:

	£	£
Balance per bank statement as at 30 April 2023		
Unity Deposit Account	48,688.01	
Unity Current Account	514.07	
		49,202.08
Less: Any un-presented cheques at 30 June 2023	0.00	
Add: Any un-banked cash at 30 June 2023	0.00	
CASH BOOK		
Opening Balance 1 May 2023	49,202.08	
Add: Receipts to 30 June 2023 (precept + int £224.74+ VAT 268.49)	493.23	49,695.31
Less: Payments to 30 June 2023	3,296.17	
Balance (receipts and payments book) as at 30 June 2023		£ 46,399.14
Deposit account £42,912.75		
Current Account £3486.39		

c) The Council has received the VAT (reclaimed for 2022/23 – 16 June) - £268.49.

PC.323 RETIREMENT OF CLERK/RESPONSIBLE FINANCE OFFICER

The Clerk had given notice to the Chairman on retiring from the post of Clerk/RFO to the Parish Council by the end of the year. The recruitment process to commence to replace the Parish Clerk without delay. A New Clerk Appointment Working Group was agreed, consisting of the Chairman, Vice Chairman and Cllr Busch. The Clerk will be the administrator.

PC.324 DATES OF NEXT MEETING

The next meeting will be held at Magdalen Laver Village Hall on 12 September 2023 at 7.30pm.

A reminder was sent out to Councillors in respect of attending meetings and this item to be on the agenda for the next meeting.

Meeting closed at 8.30pm.

Chairman

Date