

Moreton, Bobbingworth and the Lavers Parish Council

MINUTES

Meeting: Parish Council Meeting

Date: 14 March 2023

Time: 7.30 PM

Venue: Magdalen Laver Village Hall

PRESENT:

Councillors (9): Cllr Padfield (Chairman), Cllr Busch, Cllr Collins,
Cllr Crosbie, Cllr Darken, Cllr Leverich, Cllr Martin, Cllr Offord,
Cllr Stuart

Also in Attendance (1): Gurdip Paddan – Clerk

Members of the Public: (3)

Members of the Press (0)

PC.254 APOLOGIES FOR ABSENCE

Councillors Dawson and Hall

PC.255 OTHER ABSENCES

None.

PC.256 POLICE - RURAL BURGLARY REDUCTION OPERATION

PC Shepherd gave a presentation on a current rural burglary reduction operation with an aim to reducing the theft of trailers, horse boxes and plant machinery.

Leaflets being dropped off advising residents of the scheme, which is property marking and how they can obtain the marking kit. EFDC will be paying for the microscope to use within the District to read the kits. The kits capture DNA, which cannot be seen by the naked eye. Under UV light it is clearly visible. Each kit has a unique serial number. If an item is stolen and it has been registered on a data base it can easily be returned to the owner. The Police will carry out visits and if they find property with a sticker they will be able to identify whether the item has been stolen or if it has been bought from a third party. Sponsorship of kits £20 to £25 per kit depending on the number purchased. Synthetic DNA, UV torches allows the police to read the serial number. The box contains the kit with various stickers to go on machinery. Swobs are taken and viewed under the microscope together with serial numbers.

PC Shepherd was thanked for his presentation and this item will be discussed at the next meeting in May.

PC.257 VACANCIES – MORETON WARD and LAVERS WARD

Three vacancies had occurred on the Council. Members were advised that there was already a vacancy for Lavers Ward which had not been filled. Two Members had retired recently – Graeme Copper and Gary Kessock-Philip. Notices had been published as required and the District Council notified. No election had been called and therefore the Parish Council was able to co-opt.

PC.258 CO-OPTION – MORETON WARD

The Chairman advised that a candidate had submitted a short curriculum vitae which had been circulated to Members for consideration before the meeting. The candidate, Colin Offord was present at the meeting and he was asked to wait outside to enable Members to discuss and vote. Colin Offord was duly co-opted as Councillor for Moreton Ward. The Declaration of Acceptance of Office was signed and Cllr Offord joined the meeting. Members congratulated Cllr Offord.

PC.259 DECLARATIONS OF INTEREST

Cllr Darken declared a non-pecuniary interest on Planning Application EPF/0298/23.

PC.260 CONFIRMATION OF MINUTES

The Minutes of Council meeting held on 10 March 2023 were approved and signed as a correct record. Proposed by Cllr Stuart and seconded by Cllr Crosbie. All agreed.

PC.261 PARISHIONERS' FORUM

Mr Peter Bloxham, a local architect attended the meeting on behalf of Mr and Mrs Johnson. He advised that the owners of the site, which is land adjacent to Deal Tree Cottages, were looking into pre-application discussions with EFDC to seek whether development would be supported for four starter homes. The site is within the Green Belt. He referred to the Parish Council's Neighbourhood Plan and the Planning Authority's policies. Mr Bloxham was advised that the Parish Council can only make a decision upon receipt of the application from EFDC. No discussion can be held without an application being circulated to Members for consideration.

Mr Jim Padfield advised that the application for the 5G mast had been refused by EFDC. He further raised the following points:

- a) Our County Councillor (Cllr McIvor) having had knowledge of this application well in advance and not advising the Parish Council. The Council should write and ascertain why he did not advise the Parish Council about this application and not responding himself. The timescales for responding were very tight.
- b) Biogen, the application which was received from ECC has been responded too. The EA is now supported after all these years that the windrows should not be over 3m. The problem of stench will occur once the weather warms up. He further added that every organisation had responded but our County Councillor has not made any comment on this application; not acceptable. He has a duty to his electorate.
- c) Tilegate - we got everything we wanted at the last District Council meeting. Mr Padfield advised that he spoke to Cllr J McIvor just before the planning meeting at the District Council. Mr McIvor asked Mr Padfield not to approach him in person before a planning meeting where he (Mr Padfield,) is speaking as an objector, as Cllr McIvor is a voting Member of the Planning Committee at EFDC. It was noted that our District Councillor – Cllr Hadley had not supported the Parish at Planning Meetings, especially on Tilegate applications. Both the District and County Councillors should be supporting their constituents on these matters. The only support received has been from neighbouring councillors.

Mr David Smith spoke on the proposed Footpath Order 32. He advised that he supported the Parish Council at the time when the Parish Council looked at the footpath and the detrimental effect on the area in terms of the development of seven houses. The car park is vital for parents dropping off and picking up their children. The public house customers are staggered throughout opening hours. If this Order is approved the agreement with the school will have to end. The publican will object to the Order, this was to reduce the liability on the landowner. The concern being if someone was injured or a fatality occurred on his land it will be an issue. A small independent business cannot manage with such costs and will suffer in the long run. The publican has no issue with public using the cut through via the car park. The car park has been resurfaced and maintained by the owner without external funding. Mr Smith asked the Parish Council to support his objection to the Footpath Order.

PC.262 REPORTS

No reports were received.

PC.263 BIOGEN, COMPOSITING SITE

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. A copy of the Council's objection was circulated to all Members. Mr Padfield's comments were noted.

It was agreed to write to Cllr McIvor and ascertain why he did not respond to the above application. His absence at Parish Council meeting has been noted.

It was further agreed to write to Cllr Hadley regarding the lack of support to the Parish Council on a number of planning applications and parish matters.

In the first instance the Clerk to write to Cllrs Hadley and McIvor and if not response is received the matter to be escalated to next tier – Leader of the Council.

PC.264 TREE PLANTING AND PLAQUE LOCATION(S)

Cllr Stuart advised that a response had been received from the District Council stating that Bobbingworth Nature Reserve would not be appropriate for tree planting. The reasons given included the diversity of plants, protected species of reptiles and part of the butterflies transect. The site is being managed to protect wildlife. Members did not agree with the response received.

Cllr Stuart will speak to Mr Schwier and discuss the possibility of planting trees by the proposed lake. Alternative sites will be considered and Members will be updated.

PC.265 NOTICEBOARD – UPDATE AND KEYHOLDERS

- a) The Little Laver noticeboard has been removed as it could not be repaired.
- b) The following noticeboard keyholders were confirmed: Moreton – Cllr Leverich, Bobbingworth – Cllr Hall and Magdalen Laver – Cllr Padfield.

PC.266 NATURE RESERVE – MEETING HELD ON 16 JANUARY 2023

An update was received from past Councillor Graeme Cooper on the meeting that he attended before retiring from the Council. He met with Damien Weller at the Nature Reserve, together with John Day (Community Spirit Concern Team Leader), Sarah Mangan & Graeme Cooper (Community Spirit Concern Team Members):

- a) Colin'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

Cllr Leverich advised that when brambles had been cleared from the Nature Reserve site, it was noted that the plastic guards protecting the trees were causing an issue, as these do not biodegrade and therefore not environmentally friendly. These guards are designed to last about five years, after which the trees are established. These plastic guards are not an expandable type. Many of the trees in the area are 10-15 years old and plastic guards look unsightly, moisture is trapped and the guard becomes too tight and impacts on the growth of the tree.

It was agreed to write to EFDC in terms of rethinking their decision on leaving the guards in place. These should be removed and the site cleared of plastic.

PC.267 ROYAL MAIL RESPONSE

It was noted that the Clerk had written to Royal Mail as requested at the last meeting. A response was received advising that they were sorry that the Parish has not received mail delivery for days and they fully understand the concerns. They will aim to deliver to all addresses – six days a week. The latest local and national updates were available on <http://www.royalmail.com/serviceupdates>. Members were advised that the service has improved within the last few months. The situation will be monitored.

PC.268 INVESTIGATION MEETING – 16 FEBRUARY 2023

The Chairman advised that an investigation meeting was held with EFDC's Internal Audit Officers Sarah Marsh and Martin Crowe. In attendance was Cllrs Busch, Foulser and the Clerk. 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. The meeting was initiated following a complaint from the Parish Council in respect of Tilegate applications.

PC.269 CLERK'S COMMUNICATIONS AND CORRESPONDENCE REPORT

1. The Rangers have been emailed regarding the removal of the telephone sign on the A414 and the Clerk is awaiting a response. The village sign has been replaced by the Rangers. There service was commended.
2. ECC have confirmed that the 'Moreton Green' with the notice board and the Christmas tree is not registered as a village green. It was agreed to have the 'green' registered as Moreton Village Green. Proposed by Cllr Busch and seconded by Cllr Crosbie and all agreed.
3. Ride London – May 2023. Information received has been circulated to Members.
4. ECC, EFDC, RCCE and EALC emails for information are circulated regularly.

PC.270 PARISH DEFIBRILLATORS

Paul Elliott had advised that the defibrillator for Bobbingworth is still being repaired but a loan device has been installed. Members were advised that the defibrillator at Magdalen Village Hall has been registered.

PC.271 KING CHARLES III – CORONATION

Members noted King Charles III Coronation on 6 May 2023. Various organisations within the Parish will be putting on events to mark the occasion. The Lavers and Matching will be holding a tea party on 7 May. Volunteering event will be held on Monday, 8 May whereby charities have been urged to take part in a national volunteering initiative announced as part of a weekend of celebrations to mark King Charles' Coronation. Churches and churchyards within the Parish will be open for the public to participate in a volunteering task.

PC. 272 AFFORDABLE HOUSING

Cllr Darken will be attending the affordable housing presentation and will report back. A general discussion ensued on suitable sites for affordable housing and desirable locations near schools, bus route, footways and amenities.

PC.273 FOOTPATH ORDER 32 – MORETON (DOG AND PICKLE PUB)

The Chairman advised that the Council had originally applied for the Order, through Atwells Solicitors (during 2019). The footpath is not a new one, as the Council had asserted that the public rights already existed and such should be recorded on the definitive map and statement. Unfortunately there are only a few Councillors now serving who were Members in 2019. There were good reason for making the Order at that time. Members took into account the report from the publican under Parishioners' Forum above. Correspondence received from ECC had been circulated to Members. The Council was being consulted before the final Order is completed. The following points were raised and discussed:

1. Initially the application was made to protect the area from development of seven houses.
2. Maintenance of the footpath; who will be responsible for the upkeep? The land owner will be responsible, as any rights of way the owner takes on the liability; covered by public liability insurance.
3. At present the car park at the Dog and Pickle is used by parents dropping off and picking up school children. The Car park is maintained by the publican for the community. Without the use of the car park there will be traffic issues outside the school.
4. What is the difference between legalisation of the footpath and not having an Order made? It can provide protection but the landowner is concerned about liability.
5. There is a ditch along the footpath, which has wooden planks that serve as a bridge. Concern was expressed in terms of accountability going forward if the Order is made. It can be quite slippery along the footpath on wet days.
6. It was felt that circumstances have changed and there is increased footfall within the area.
7. The proposed lake (see note 10 below) will have an effect on the footpath, as the surrounding will be developed/landscaped.
8. There is still the possibility of development of this site in the future.
9. Consideration was given to agreeing to the Order and having it re-routed in the future.
10. In terms of clarification of re-routing the footpath, the development of ground works have been considered for Application EPF/2896/22 at Nether Hall, Church Road, Moreton CM5 0JA, there is a proposal for a reservoir for water extraction and fishing. These works may have an impact on the footpath route.

After consideration of the Footpath Order 32, as tabled and the points discussed above it was agreed not to support the Footpath Order 32 – (Dog and Pickle Pub - Moreton) due to circumstances having changed since the original application was made; this being the impact on pedestrians and increase of traffic. Members will be considering the possibility of re-routing the footpath at some point in the future, as other developments are being considered in the vicinity.

Vote on the Footpath Order 32, as presented:
3 for, 4 against and 2 abstentions.

PC.274 RISK REGISTER

A copy of the draft Risk Register had been created by Cllr Crosbie and this was circulated for adoption. The only amendment was the new noticeboard keyholder for Moreton. The Risk Register was approved following the amendment having been agreed. Proposed by Cllr Stuart and seconded by Cllr Busch, all agreed.

PC.275 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/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"> 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. 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. 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
-------------	---	---

The Parish Council objects to the application on the following:

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.
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.
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>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 noted the following Planning decisions 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 & dormer.	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	ESS/04/23/EPF - Continued operation of composting facility without compliance with condition 8 (stockpile heights) attached to permission ref.	*EFDC Raised no objection to ECC's application

	Bassett, Epping, CM16 6RZ	ESS/09/20/EPF to allow windrow heights to be constructed to a maximum height of 4 metres	
--	------------------------------	---	--

*Clarification was requested on EPF/0168/23 and the Clerk circulated the explanation after the meeting.

c) Members noted the following planning application(s) for which EFDC does not normally accept comment:
None

d) Members considered the following planning applications and agreed comments, 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).

EPF/2896/22	Nether Hall, Church Road, Moreton, Ongar, CM5 0JA	Proposed reservoir for water extraction and fishing Document link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Uyu1
No Objection. Please note that we have concerns on the following: a) Highway matter - our preference would be for the access to be via the existing access point on the other side of the church, which is opposite the entrance to Nether Hall Farm. It is known as footpath no 31 Moreton. b) Soft planting - hedge required to provide privacy to neighbouring property.		
EPF/0374/23	Stonehall House, Tilegate Road, Magdalen Laver, Ongar, CM5 0EG	Erection of ancillary outbuilding Document Link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VS03
No objection		
EPF/0298/23	Green Oaks, Threshers Bush, Matching, Harlow, CM17 0NS	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. Document Link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VNIr
No objection. The Parish Council has concern regarding highway access to the property.		

e) Members noted the reported breaches:

EPF/0271/22	Nether Hall, Church Road, Moreton, Ongar, CM5 0JA	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.

PC.276 FINANCIAL MATTERS

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

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) Members NOTED the Bank Balances as at 31 December 2022:

	£	£
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 unpresented 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	£27,122.34

PC.277 DATES OF NEXT MEETING

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

Meeting closed at 8.50pm.

Chairman

Date