

MORETON, BOBBINGWORTH AND THE LAVERS PARISH COUNCIL

DRAFT MINUTES

Meeting: Council Meeting

Date: 14th November 2023

Time: 7.30 PM

Venue: Moreton Village Hall

PRESENT:

Councillors (7): Cllr Crosbie (Chairman), Cllr Busch, Cllr Darken*, Cllr Day, Cllr Offord, Cllr Leverich, Cllr Padfield

Also in Attendance (1): Adriana Jones – Clerk

Members of the Public: (5) Inc EFDC Cllr Hadley*, Christopher Davey (London Marathon Events), Alexa Cadwallader (ECC), plus two members of the public.

** for part of meeting*

Members of the Press (0)

PC.348 APOLOGIES FOR ABSENCE (3)

Councillors Stuart, Collins, and Martin.

PC.349 OTHER ABSENCES

None.

PC.350 DECLARATIONS OF INTEREST

None.

PC.351 CONFIRMATION OF MINUTES

The Minutes of the Council meeting held on 12th September 2023 were approved. **PROPOSED** Cllr Busch and **SECONDED** Cllr Offord. All agreed.

PC. 352 PARISHIONERS' FORUM

The Chairman welcomed members of the public present and invited them to address the Council. One member of the public advised he had two issues to address, the first being the recent Tilegate Planning application, stating that the Parish Council objected to the original applications, but that the latest application was approved at the recent EFDC Plans East Committee meeting. He provided a brief history stating that the application was originally suggested as being unsuitable development in the green belt by a planning officer who had now left the employment of EFDC, and that after being passed to a different officer, the recommendation had changed. The resident suggested that District Councillors who represent this parish should come to the Parish Council to establish local feeling on a particular planning matter, and if there are objections understand why this is the case.

The same resident expressed concern at the lack of representation from County Councillors regarding the Biogen matter, advising that he attended an ECC meeting where a planning application to increase the height of the windrows to 4m was agreed, albeit only for a 12 month period, however there was not representation from this Parish's County Councillor. The resident advised that the stench from Biogen continues to cause major issues for residents in the area. He advised that he would be attending a meeting on 1st December with Alex Burghart MP where this matter was being discussed, stating it was imperative that the Environment Agency were also present so he could address them directly about their failure to provide him with specific data the purport to hold relating to the site. He further stated that both District and County Councillors were elected to serve their residents, not their political parties.

Cllr Hadley addressed the Council advising he would be present at the meeting with Alex Burghart MP on 1st December, and hoped that Cllr Mclvor would be there also. He mentioned regarding Tilegate that the Parish Council was not present at the Plans East meeting at which the decision was made, to which the Chairman

confirmed this was a conscious decision of the Council as it had not objected to the last application. Cllr Hadley advised that having the Parish Council there shows the strength of feeling regarding a particular application.

[Cllr Darken arrived]

Cllr Hadley advised that the previous planning officers contract had finished, and that he had not been removed from the application. Cllr Hadley further stated that when he attended planning committee meetings, he worked on evidence, not history, which is what the resident in the gallery had done. Cllr Hadley stated that the resident had complained to EFDC many times, and that his complaints had been looked. Cllr Busch stated that in this instance she supported the parishioner as she felt this Council had not had any support from its District or County Councillor in this effect, and she too considered the facts of an application without the history but asked that the residents feelings were considered first and that it was their views these Councillors should be representing, as that it what they were elected to do. Cllr Hadley advised he goes off evidence, including people's feelings and residents representations, stating that the owners of Tilegate Farm were also residents. Cllr Busch stated that the fact remains that this site was a piggery, around 20-25% occupied, and this has now increased to around 70%, and this is reducing the green belt and the Local Authority is failing on every single count to protect it.

The Chairman thanked both the resident and Cllr Hadley for the comments and invited another resident to address the Council. This resident thanked the Council for considering the funding for maintenance of the Bobbingworth clock, and also stated that a question had been raised by the church warden for St Germain's about the cost of grass cutting. Cllr Padfield advised that a grant had been awarded to the Community Spirit Team to manage certain outdoor spaces in the area, and that it may be this grant would be used for such purposes, but this was separate to the Council and managed wholly by the Community Spirit Team.

PC.353 DEATH OF COUNCILLOR CAROL FOULSER

Councillors formally noted the death of Carol Foulser, Councillor for The Lavers Ward, who passed away on 7th October 2023. The Chairman stated Carol would be sadly missed both as a Councillor and as a person, and thanks were recorded for Carol's time serving the community. The elections office at EFDC had been notified of the Casual Vacancy, and a Notice of Vacancy had been published. If after 14 days from publication a poll has not been claimed, the Council is able to Co-Opt for this position. Cllr Padfield advised she had not received a copy to post on the Magdalen Laver notice board, to which the Clerk confirmed she would email a copy later that evening.

PC.354 RESIGNATION OF COUNCILLOR MICHELLE HALL

Councillors formally noted the resignation of Cllr Michelle Hall. A Notice of Vacancy was published, and confirmation had been received from EFDC that no poll had been claimed. As such the Council was able to Co-Opt for this position. Councillors noted there were three vacant Councillor positions (one in Bobbingworth Ward, and two in the Lavers).

PC.355 REPORTS

- a) Chairmans report – no report
- b) Vice Chairmans report – no report
- c) District and County Councillor reports – Cllr Hadley advised that the big issues at EFDC were currently finance and economy, with the first half of 2023/2024 reports having been received, and if things continued the way they were, the Council would be down £1.6m on the year. EFDC has a contingency fund of £4m, albeit currently down to £3.6m, but by the middle of 2024 this could be down to £1.5m. Much of this was due to interest rates going up. EFDC had certain responsibilities including retention of services, waste collection, housing, licensing, all of which must continue, however some of the other things EFDC don't have to do may have to be cut or drawn back which was regrettable. Cllr Hadley had asked for a list of which services would go first, but had not received an answer to this. There had been 17 staff vacancies, but were now none, because it had been decided these posts did not need to be filled. The question was raised was EFDC overstaffed before, and Cllr Hadley said no, but if you drop 17 people from your employment then the service level will also drop. The alternative is that residents pay more council tax. There was some job-sharing taking place, and EFDC was in a better state than most local authorities were, and were not going bankrupt.

Cllr Hadley continued, advising that the new Cottis Lane car park had opened, and work had started on the Leisure Centre in Epping which was expected to finish by 2025, which would include a public

swimming pool. The cost was expected to be around £73m. Cllr Hadley reminded Councillors of the Mobile Phone mast issue in the parish a few months ago, stating that we had managed to stop this happening, however the same company want to upgrade the one at Fyfield at White Chips Farm to 5g. These masts don't have capacity for long distances, with the Chairman stating it was around 500m range, and that he had spoken about putting up a 4g mast in a more rural location, but they never responded.

Cllr Hadley advised that a representative of Greens Farm had contacted him regarding awful potholes along this route, and he agreed they were terrible. Cllr Padfield confirmed they had been sent to Highways on many occasions, yet nothing had been done. Cllr Hadley advised it was not a high usage road, but it was a priority road. Cllr Padfield advised there were at least 60 traffic movement a day on this road, which was busy for a rural road. Cllr Hadley mentioned Station Approach in Epping, and that even the potholes on this road had not been filled. Cllr Hadley stated that he had responded to the resident, confirming he had sent for the second time all the information to Cllr McIvor as he can converse with Highways. If Cllr Hadley had not heard from Cllr McIvor within a week, he would go directly to Lee Scott asking him to visit site, and would advise the Clerk if this occurred. Cllr Hadley reports fly tipping continues and stated that EFDC would soon have a new waste contractor on board. Cllr Darken reported that some of the roads in the Parish were in an awful state, especially with flooding, with people trying to get into the village from matching having great difficulty. The Chairman confirmed this tied in with an action that Cllr Stuart was dealing with in conjunction with EFDC regarding the clearing of drains, and this could possibly be a blocked drain or ditch. The Chairman asked that Cllr Hadley looked into this and provided the Parish Council with a contact. It was agreed Councillors could visit the site in daylight hours to assess what the issue is.

The Clerk confirmed Cllr McIvor had issued a written report, which was read out for Councillors information.

- d) Parish Councillor reports – None
- e) Police Report - None

PC.356 RIDE LONDON 2024

The Chairman welcomed Mr Chris Davey from London Marathon Events, and Ms Alexa Cadwallader from ECC, and invited them to provide an update on the Ride London events. Mr Davey confirmed that ECC had signed up for another 3 years, running up to 2026, and that this was agreed in July 2023. The route for 2024 will be the same as that from this years event, although a lot more work is being undertaken to mitigate any disruption. Mr Davey advised that they were adopting a different approach to public consultation for the forthcoming events, as the public consultation events held for the previous event had not been well attended. They had written to every Parish and Town Council on or near the route, and stated he was happy to support any groups or organisations who wished to make the most of the event, or to help with any mitigation measures that were needed. There would be a more intensive, localised approach, following feedback which identified that a different method was needed to engage with the public. Mr Davey confirmed he was happy to receive feedback on any positive or negative experiences regarding the event and was very happy to hear from anybody who may want to contribute to making it better. He accepted there was lots of digital information and was looking for ways to disseminate this into local communities. Mr Davey confirmed they did a lot of work around individuals who needed carers or had specific health needs, and that people could contact him directly if this was the case.

Cllr Martin had submitted a number of questions, and these were posed to Mr Davey and Ms Cadwallader who responded as follows:

Question 1) Why were we as a Parish Council informed we would be consulted on future ride decisions and we were not? I personally took time out of work to meet Christopher online to express concerns on lack of consultation regarding 2023's race and thought these useful. But we found out regarding a 3 year decision on Everything Epping Forest with no prior contact.

Ms Cadwallader responded advising that she worked for ECC and represented Active Essex, hosted by ECC and her role was to manage the relationship between ECC, Essex communities and London Marathon Events. She advised that ECC Members made the decision, and the decision to move to a three-year agreement as opposed to separate yearly ones was based on different evidence that Cllr Lee Scott received by way of continuous feedback from a number of stakeholders. This allows improved planning of the event, so residents, businesses and communities know in advance and can adequately plan for the event rather

than getting a few weeks' notice, which would enable these parties to reap the benefits the event could offer. This year 42 parishes were contacted, however due to the time frame specific visits to each parish did not necessarily take place. Surveys did go round, and this was put into the evidence base that was given to Cllr Scott.

Question 2) Why were the Parish Council not informed of the consultation meeting held in Ongar to enable us to inform residents?

It was stated that the Ongar meeting was organised by a party other than either ECC or London Marathon Events, and that it was understood this was called by a District Councillor. ECC was informed quite late in the process.

Question 3) What was the need of the consultation meeting, when you had seemingly already decided the same route for a 3 year period?

Ms Cadwallader advised it wasn't her meeting and that she couldn't speak on behalf of Councillors motivations, but that what she would have liked to have had at that meeting was an open dialogue to understand and share where they were at in terms of the organisation, and how communities could communicate with London Marathon Events, and how they could share more about the benefits of the event.

Question 4) What have you learned from this process? And what will you be doing going forward to significantly improve your communication and work with our Parish Council?

Mr Davey stated that every area, every community, every individual has a completely different set of needs, and that what they had learnt from last year was that nobody had attended the public meetings they set up, hence there was now a different approach. He advised they were not entirely sure why people didn't attend these events. They were now focussing on liaising with Parish and Town Councils and trying to channel communication through this route, utilising notice boards, parish magazines, and local communication methods. Anybody could contact him directly if needed.

The Chairman thanked both Mr Davey and Ms Cadwallader for attending.

PC.357 BIOGEN

The Chairman advised that Alex Burghart MP would be holding a meeting on 1st December in Thornwood, and advised he would like a strong representation from the Council at this meeting, and that Councillors should inform the Clerk if they would be attending as Alex Burghart's office will need to know. Alex Burghart's office had contacted everybody who had contacted him directly.

PC.358 TREE PLANTING AND PLAQUE LOCATIONS

It was agreed to defer this item to the next meeting given Cllr Stuart had given his apologies.

PC.359 DEFIBRILLATOR CHECK

Councillors noted that the quarterly check had been carried out on the two defibrillators and both had been reported as being in good working order

PC.360 PUBLICATION OF DRAFT MINUTES

The Chairman advised that he had spoken to the Clerk about getting draft minutes out to Councillors prior to the next meeting. The Clerk advised that under the Transparency Code for Smaller Authorities draft minutes of a meeting were required to be published on a publicly accessible website within 30 days in any case, and that she was happy to get draft minutes out to Councillors as soon as possible after the meeting. This was agreed.

PC.361 COMMUNICATION AND GENERAL INFORMATION SHARING

The Chairman stated that this item was briefly covered at the previous meeting, and stated that it would be good if the Parish Council could improve ways it communicates. The Chairman stated that the Parish Council receives some very useful information, and other than putting this on notice boards, we should where possible try and get this out to the community via social media. Cllr Crosby **PROPOSED**, and Cllr Busch **SECONDED** that the Clerk should set up and manage a Facebook page on behalf of the Council, and post relevant information when received. A vote was taken and all agreed.

PC.362 BOBBINGWORTH CLOCK

Cllr Leverich advised that the annual inspection of the Bobbingworth Clock had taken place, and it was all working fine and remained in good condition, and that just a service was needed the cost of which was £178.70.

Cllr Leverich advised that there was an agreement in place with the Council, and provided the Clerk with a copy. The Clerk explained that the Local Government Act of 1894 specifically prohibited giving monies to the Church, and that this was classed as specific legislation. No 'general' legislation could override this. However, the Clerk had found specific legislation in the Parish Councils Act of 1957 where Councils could provide monies for public clocks, and advised that Councillors needed to consider the following points:

- Was this a public clock?
- If so, does the 1957 act override the 1894 act?

Councillors discussed this matter, and it was agreed to fund the cost of the church inspection for this year of £178.70.

PC.363 CONSULTATIONS

Councillors noted the following consultations:

- a) ECC EPOA Parking Guidance Consultation for Essex – Deadline 4th December 2023
Consultation of revised parking standards for Essex.
- b) EFDC Public Spaces Protection Order – Deadline 20th November 2023
Consultation on dog control in the District.
It was agreed to respond to this consultation suggestion more dog bins could be used at the Bobbingworth Nature Reserve, specifically putting one of the far side, or maybe emptying more often.
- c) ECC Recycling Centre Booking Systems – Trial period – Deadline 19th November

PC.364 CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

The Clerk reporting the following:

- a) Previous Clerk wrote to the CEO at EFDC for an update on permission required in respect of the registration of the village green. A response had been received that EFDC was looking at this, however it would take some time. It was agreed the Clerk should send EFDC an occasional reminder and obtain updates.
- b) Operation Brazil – Essex Police confirmed this has now been completed.
- c) Future agenda items – Members asked to email the Clerk with possible agenda items.
- d) ECC, EFDC, EALC and RCCE communications are emailed to Members on a regular basis.
- e) Correspondence from resident regarding flooding on Little Laver Road. Reported to ECC.
- f) It was noted that a representative from the Moreton Village hall had advised that the bill for hall hire for 2023 was now due, for £120.00. The Clerk advised that there had been one additional hire, and thus the fee would be £150.00. This was agreed for payment.

PC.365 PLANNING

- a) Councillors agreed the following planning responses:

EPF/2286/23 EPF/2291/23LB File number 006784	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	-Retrospective application for the insertion of two rooflights on the southern elevation. -Proposed application of an external door on the west elevation of the single storey barn -Remedial work to infill existing opening on east elevation of single story And Grade II listed application for the same
<p><i>Moreton, Bobbingworth and the Lavers Parish Council OBJECT to the above applications for the following reasons:</i></p> <ol style="list-style-type: none"> 1. <i>North Wilmore Barn is a curtilage Grade II curtilage listed building which has been significantly altered over the last 15 years. The retrospective element of this application (being the rooflight windows) have been installed without the required planning consent being obtained. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out or cause to be carried out any works to alter or extend a listed building in any manner which would affect its character as a building of special architectural or historic interest. It is also an offence to fail to comply with a condition of a listed building consent. This is the case even if no enforcement notice has been issued.</i> 2. <i>The Council requests both the Listed Building and Conservation Officer, and the Planning Officer, fully consider the historic alterations to this barn undertaken since 2006 detailed within the applicants supporting heritage statement.</i> 		

EPF/2285/23 EPF/2290/23LB File number 006784	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Retrospective application for insertion of gable end window on east elevation, and Grade II listed building application for the same. Changed to object
<p><i>Moreton, Bobbingworth and the Lavers Parish Council STRONGLY OBJECTS to both the above applications for the reasons set out below:</i></p> <ol style="list-style-type: none"> <i>The proposed (albeit already installed) modern opening at first floor level on the eastern elevation is not a traditional style of glazed opening seen in what was historically an ancillary farm building. This erodes the special character and appearance of the listed barn. This is contrary to part E of policy D7 (Historic Environment) of the EFDC Adopted Local Plan which states that 'When considering the impact of proposed development on the significance of designated heritage assets, the Council will give great weight to the assets' conservation. Any harm or loss will require clear and convincing justification.' No justification has been provided with this application.</i> <i>The proposed (albeit already installed) modern opening is visible from the public highway, and directly faces the neighbouring property, Little Wilmores. Whilst ordinarily the distance between the neighbouring property and any averagely sized first floor window would be sufficient so as to not cause overlooking or amenity issues, however the size of the window is such that it would cause both an overlooking and privacy issue for both properties. This is contrary to part I of Policy DM9 (High Quality Design) of the EFDC Adopted Local Plan which states that the 'The Council will expect proposals to.....avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring occupiers and the occupiers of the proposed development.'</i> <p><i>Points 1 and 2 above are also contrary to Paragraph 200 of the NPPF 2023 which states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification'. No justification has been provided with this application.</i></p> <ol style="list-style-type: none"> <i>North Wilmore Barn is a curtilage Grade II curtilage listed building which has been significantly altered over the last 15 years. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to carry out or cause to be carried out any works to alter or extend a listed building in any manner which would affect its character as a building of special architectural or historic interest. It is also an offence to fail to comply with a condition of a listed building consent. This is the case even if no enforcement notice has been issued.</i> 		
EPF/2341/23 File number 005565	Bushes, Wind Hill, Magdalen Laver, Ongar, CM5 0DS	Grade II* Listed Building consent for restoration of loft room, gable end window and new staircase for access to loft room.
No Objection		

- b) Councillors 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/2188/23	Land on the south side, opposite Moreton Lodge.	Prior approval for the conversion of the ground floor of the building to a studio flat, with storage for the thatching business retained above.
<p><i>Moreton, Bobbingworth and the Lavers Parish Council objects to the application EPF/2188/23 – Land on the south side, opposite Moreton Lodge. The prior approval for the conversion of the ground floor of the building to a studio flat with storage for the thatching business being retained above will have a detrimental effect on the openness of the Green Belt site, as it will effectively change the use of the site from grazing land to a domestic garden.</i></p> <p><i>The reasons for the objection are as follows:</i></p>		

1. There has been five planning applications since 1999 to convert the stable for residential use. The last refusal by EFDC in 2016 (EPF/0364/16) was due to the following reasons:
 - i. The proposed use of the building and land will introduce residential use and associated paraphernalia, parking and open storage that will be harmful to the openness of the Green Belt. The proposed residential conversion is not considered a subordinate part of a scheme for business use and additionally the Council is not satisfied that the works were not completed with a view and securing a use other than that for which they were ostensibly carried out, contrary to polices GB2A, GB8A and GB9A of the local plan.
 - ii. The site is not well located in relation to the access to shops, services and public transport as the proposal is contrary to policies CP3 and ST1 of the local plan.
2. The last refused planning application under EPF/0364/16 went to an appeal. The appeal ref: APP/J1535/W/16/3149821 (dated 21st October 2016) was dismissed for the following reasons and these reasons still apply today:
 - i. whether the proposal would be inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework and development plan policy;
 - ii. the effect of the proposed development on the openness of the Green Belt;
 - iii. whether the proposed development would be in a sustainable location;
 - iv. if the proposed development is inappropriate in the Green Belt, whether any harm by reason of inappropriateness, openness and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.
3. The proposed development will inevitably result in an increase in activity associated with the building. As there will be a permanent presence of people particularly in the evening. It will also increase in vehicle movements through visitors and comings and goings of the occupants over and above that currently experienced within the existing use.
4. The residential use of this small barn will introduce a significant number of domestic and outdoor furniture/items which cannot be stored indoors. This will have a impact on Green Belt openness than the existing use.
5. Furthermore the proposed site is separated from the main built up area of the village by a large field and surrounded by open countryside on all other sides. Therefore, in our opinion special circumstances should not be applied.
6. There is no bus service and limited local employment opportunities and the occupants of the barn will be dependent on travel by car, which in return will have a harmful effect on the countryside.

PRE/0285/23

Deal Tree Cottage,
Harlow Road,
Moreton, CM5 0DL

4 Residential dwellings.

Moreton, Bobbingworth and the Lavers Parish Council strongly objects to the above pre-application, as the application is a contravention of the policies regulating Green Belt planning. Our reasons for the objection are:

1. This site is not a Rural Exception Site.
2. The applicant has not given consideration to the local housing need as shown in the recent Housing Needs Survey carried out by the Rural Community Council of Essex (RCCE), which was analysed and a report produced.
3. The application makes reference to starter homes but these do not meet the definition of affordable housing on a Rural Exception Site, as per the Housing Needs Survey. It must be noted that starter homes are built normally on brownfield sites and sold at a discount, making the purchase cheaper than market price to help those on a limited income. Whereas affordable development on Rural Exception Sites are an exception to building on Green Belt land where no other development except local needs housing is permissible. Due to these restrictions the value of the exception site land is normally lower than land where market housing development is permitted, helping to retain low cost viable housing development. These sites are identified through a sequential approach and this type of affordable housing

is delivered through a process to meet local needs in perpetuity and run by a housing association.

4. We understand that the applicant has been in contact with Hastoe Housing Association, as per the Parish Council's suggestion, but fails to understand that these developments cannot be created against Green Belt planning regulations.
5. The applicant has put forward pre-application enquiry for four starter homes, which cannot be claimed as having 'exceptional circumstances', as the guidance is clear on Rural Exceptional Sites; these sites address local housing need and sustain rural communities.
6. The applicant did indeed attend the Parish Council meetings. We outlined to him that he should be in touch with the RCCE and possibly Hastoe Housing Association to explore the possibility of a rural exception site.
7. The Parish Council has not confirmed its support for this proposal.
8. The Parish Council's Neighbourhood Plan policies have been misinterpreted by the applicant. It specifically states:
 - i. Policy MBL 1.1 – ...Affordable housing should be of a type and tenure that reflects the latest available **local affordable housing needs survey**.
 - ii. Policy MBL 1.2 - ...The delivery of affordable housing through rural exception sites where appropriate should take into account the need to minimise the impacts on the openness of the Green Belt.

c) Councillors noted the following planning application for which EFDC do not accept comment:

EPF/2361/23 CLD	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Certificate of lawful development for existing front entrance gates with associated brick piers
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d) Councillors noted the following Planning decision by EFDC:

EPF/0781/23	Weald Bridge Farm, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AT	Single storey rear extension, rear dormer windows (amendment to approval Ref EPF/1557/20)	Approved with Conditions
EPF/1527/23	1 Petcheys Cottages, Bottle Road, High Laver, Ongar, CM5 0JQ	Application for approval of details reserved by condition 3 'Additional drawing of windows' on planning permission EPF/0565/23 (Grade II listed building application for replacement Crittal windows with double glazed powder coating aluminium replicating).	Refused
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.	Refused
EPF/0940/23	Redwoods, Little Laver Road, Little Laver, Harlow, CM17 0RH	Construction of stables and hay barn for personal use.	Refused
EPF/0708/23	Bushes, Wind Hill, Magdalen Laver, Ongar, CM5 0DS	Application for approval of details reserved by condition 3 'Foul and Surface Water', condition 5 'Mitigation Measures' and condition 6 'Contamination' on planning permission EPF/1787/21 (Proposed alterations to existing buildings; provision of pool within).	Approved

EPF/1551/23	Firs House, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Certificate of lawful development for a proposed single storey side extensions and 3m two storey rear extension.	Lawful
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 o.	Approved
EPF/1629/23	Lunds Farm House, Wind Hill, Magdalen Laver, Ongar, CM5 0EX	Grade II listed building application for the demolition of conservatory and garage and erection of extension.	Refused
EPF/1625/23	Lunds Farm House, Wind Hill, Magdalen Laver, Ongar, CM5 0EX	Demolition of conservatory and garage and erection of extension.	Refused
EPF/1660/23	Partridge House, Harlow Road, High Laver, Ongar, CM5 0DL	Application for approval of details reserved by condition 6'Gas Membrane', condition 7 'unexpected contamination' and condition 12 'Wheel Washing' on planning permission EPF/2667/17 (Proposed Replacement Dwelling and Detached Cart Lodge).	Approved
EPF/1997/23	Hobbs View, Moreton Road, Ongar, CM5 0LX	Non material amendment to EPF/2006/22 (Replacement dwelling and garaging within existing garden curtilage - minor house redesign and repositioning within curtilage following previously consented scheme (Ref: PL/EPF/1693/21) - raise ridge height by 0.64m a.	Refused
EPF/1823/23	Tilegate Farm, Tilegate Road, Magdalen Laver, Ongar, CM5 0EA	Application for approval of details reserved by condition 3 'External Finishes' on planning permission EPF/1052/17 (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex an.	Approved
EPF/1707/23	The Meadow, Pedlars End, Moreton, Ongar, CM5 0LW	Proposed single storey side extension and two storey infill extension and Painting of Exterior PC HAD NO OBJECTION	Approve with Conditions
EPF/1515/23	Land on the south side of School Lane, School Lane , High Laver, CM5 0EE	Retrospective - Conversion of an existing building into a one bedroom dwelling. Resubmission of refused application: EPF/1583/21 and dismissed appeal: APP/J1535/C/21/3278107 PC HAD NO OBJECTION	Approved with Conditions (Subject to s106 Legal Agreement)
EPF/1621/23	Croxton, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Replacement dwelling PC HAD NO OBJECTION	Approve with Conditions
EPF/1457/23	9, Station Bridge Mews, Bobbingworth, Ongar, CM5 9FN	Conversion of existing garage. Replacement of garage door with new window. Replacement of existing rear door with new window PC HAD NO OBJECTION	Approve with Conditions
EPF/1103/22	Prestopets Kents Lane North Weald	The siting of 3 portacabins for office use - please see supporting documents for further information	Refuse

	Bassett Epping Essex CM16 6AX	No comment from PC	
EPF/2184/23	Garden House, Harlow Road, Moreton, Ongar, CM5 0LE	Moreton Conservation Area T1: Cherry / Purple Plum - Fell T2: Cherry / Purple Plum - Crown reduce by up to 30%. No comment from PC	Raise No Objection
EPF/1775/23	Leapers House, Harlow Road, Moreton, Ongar, CM5 0LF	Single storey rear extension, new front porch and internal alterations. PC HAD NO OBJECTION	Refuse
EPF/0499/18	Lake View Moreton Ongar Essex CM5 0GQ	Application for variation of condition 10 on planning application EPF/1356/98 (allowed on appeal) (Use of land for Showmen's permanent quarters (relocation of existing established overcrowded site) to enable up to 62 caravans to be located within the site PC OBJECTED	Withdrawn
EPF/2172/23	New Farm, Newhouse Lane, Bovinger, Ongar, CM5 0DH	Steel Portal frame barns No comment from PC	Approve with Conditions
EPF/2196/23	1 Petcheys Cottages, Bottle Road, High Laver, Ongar, CM5 0JQ	Application for approval of details reserved by condition 3 'Additional drawing of windows' on planning permission EPF/0565/23 (Grade II listed building application for replacement Crittal windows with double glazed powder coating aluminium replicating.... No comment from PC	Approve
EPF/1574/23	Tilegate Farm, Tilegate Road, High Laver, Ongar, CM5 0EA	Construction of a tennis court together with perimeter fencing and landscaping PC OBJECTED	Approve with Conditions

PC.366 DUTY TO CONSERVE AND ENHANCE BIODIVERSITY

Under the Natural Environment and Rural Communities Act 2006, Parish and Town Councils have a duty to conserve biodiversity. This has been further strengthened in the Environmental Act 2021 which, in addition to having a duty to conserve requires that this duty extends to 'enhancing' biodiversity. The Environmental Act 2021 requires that every Parish and Town Council which has functions exercisable must from time to time consider what action the authority can properly take, consistent with the proper exercise of its functions, to further the general biodiversity objective, the first consideration needed to have taken place by 1st January 2024. Councillors discussed this matter, noting that the Bobbingworth Nature Reserve was in the Parish, and that the Parish Council had no land so was limited in terms of what it could do, however agreed to consider this again in the coming 12 months.

PC.367 PRECEPT / BUDGET 2024/2025

Councillors were asked to advise the Clerk of any matter, including costings, they wish to be considered as part of the budget/precept process which will take place at the January meeting. These would be needed by the second week of December.

PC.368 CHRISTMAS OPEN MEETING

The Christmas Open even was being held on Tuesday 5th December. The Chairman advised he was not able to attend, however was in discussion with the Vice Chairman to see if he could take on this task, including lighting of the tree. It was suggested that perhaps the Choir could attend, and Cllr Padfield confirmed she had previously provided them with a provisional date, and Cllr Leverich agreed she would contact them to see if they could attend. Cllr Darken asked that other Councillors attend the hall to assist with setting up and organisation. It was agreed that the school should be contacted to see if they would like to make some decorations to put on the tree. It was agreed to place copies of the leaflets in the two parish magazines. It was also agreed to contact Community Spirit to see if they would be willing to distribute leaflets, but if not Councillors

would delivery as many as they could. Hopefully next year it could be done on social media. In terms of speakers, it was decided to have an update on what is happening in the village, and perhaps something about the nature reserve and the village hall, and also Ride London.

PC.369 FINANCIAL MATTERS

a) Councillors approved the payments below. **PROPOSED** Cllr Padfield, **SECONDED** Cllr Offord:

BACS	Hire ML V/H	Hall hire 12 September	£22.00
BACS	Vikatechost	Email host subscription	£40.80
BACS	A Rogers	September payroll	£25.00
BACS	G Paddan	September Salary	£832.00
BACS	HMRC	September tax	£208.00
BACS	V Evans	Internal Audit	£107.20
BACS	A Rogers	October payroll	£25.00
BACS	G Paddan	Travel Sept meeting Oct mtg Adriana £14.85 + printing Xmas flyers £67.00	£81.85
BACS	G Paddan	October Salary + holiday pay	£1312.00
BACS	HMRC	October Tax	£ 328.00
BACS	Community Spirit	Grant for area maintenance within the parishes	£3,000.00
BACS	G Paddan	Home office	£300.00
BACS	A Jones	November Salary (£554.73), and home office allowance for November (£43.33) post dated 30 Nov	£598.06
BACS	HMRC	PAYE November (post dated 6 Dec)	£138.60

b) Councillors noted the Bank Balances as at 31st October 2023:

Balance per bank statement as at 31 Aug 2023	£	£
Unity Deposit Account	41,912.75	
Unity Current Account	1,708.09	
		43,620.84
Less: Any unpresented cheques at 31 Oct 2023	0.00	
Add: Any un-banked cash at 31 Oct 2023	0.00	
CASH BOOK		
Opening Balance 1 September 2023	43,620.84	
Add: Receipts to 31 Oct 2023 (precept + int)	284.17	
Less: Payments to 31 Oct 2023	7,047.55	
Balance (receipts and payments book) as at 31 Oct 2023		£36,857.46
Deposit Account £36196.92		
Current Account £660.54		

PC.370 ITEMS FOR NEXT MEETING

Councillors were asked to advise the Clerk of any future agenda matters at least a week before the meeting.

PC.371 DATES OF NEXT MEETING

- a) It was agreed that hall bookings should continue to be at alternate halls, however Magdalen Laver Village Hall was not available in January.
- b) Councillors noted the following:
 - The Christmas Lights Switch on be held at Moreton Village Green at 7pm, 5th December
 - The next meeting will be the Open Meeting and being held at Moreton Village Hall on 5 December 2023 at 7.30pm.
 - The next Parish Council meeting will be held on Tuesday 9th January in Moreton Village Hall.

Meeting closed at 8.45pm.

Chairman

Date

Draft