

MORETON, BOBBINGWORTH AND THE LAVERS PARISH COUNCIL

Clerk: Mrs Adriana Jones

Email: clerk@mbldparishcouncil.co.uk

Dear Councillor

You are hereby summoned to attend a Meeting of Moreton, Bobbingworth and the Lavers Parish Council, which will be held on **Tuesday 9th July 2024** at **7.30pm** at **Magdalen Laver Village Hall**.



Adriana Jones
Parish Clerk and RFO
2nd July 2024

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

AGENDA

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. OTHER ABSENCES

To note any absences for which no apology has been received.

3. DECLARATIONS OF INTEREST

To receive any Declarations of Interest by Members. A Member with a personal interest in a matter must consider whether it is a Disclosable Pecuniary, Other Registerable or Non-Registerable Interest, and declare it accordingly. A Member who is unsure as to how to declare their interest should seek independent advice.

4. CONFIRMATION OF MINUTES

To approve as a correct record the Minutes of both the 14th May and 18th June 2024 meetings as attached to the agenda.

5. CO-OPTION OF COUNCILLOR

To **CONSIDER** any applications for the co-option of Councillor.

6. PARISHIONERS' FORUM

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

7. REPORTS

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

- a) Chairman's Report
- b) Vice Chairman's Report
 - *Emails from local resident about road closures and lack of notice*
- c) District and County Councillor Reports
- d) Parish Councillor Reports
- e) Police reports

8. POLICIES AND PROCEDURES

It was agreed at the June meeting that the Clerk, Chairman and Vice Chairman would form members of a Working Group (WG) to consider and review the Parish Councils policies, and report back to full Council. A meeting of the WG took place on 18th June, at which all the Councils policies and procedures were

considered. Attached to the agenda are the notes of this meeting which include a number of recommendations for Council to now **CONSIDER**. A full copy of all the proposed policies are available for members via email if so requested. Once agreed, these will be placed on the Parish Council website.

9. PUBLIC RIGHTS OF WAY (PRoW)

This will now be a standing item on the agenda.

1. Definitive Map Modification 695 Footpath 32 Moreton

The Clerk has received notification that the proposed order for modification to Footpath 32 (relating to a claim for a PRoW over land owned by Green King Retailing Limited and the Nags Head Public House, and land to the rear) is set to be determined by an Inspector appointed by the Secretary of State. The proposed order is as follows:

In exercise of delegated powers it is decided that a Modification Order be made under Section 53(2) (b) of the Wildlife and Countryside Act 1981 on the grounds contained in Section 53 (3) c (i) adding a public footpath from Church Road to Footpath 3. The width of the way is that which is considered reasonable to allow two people to pass and will be cited as 1.5 metres. The route is not one that is maintainable at public expense.

Attached to the agenda is the plan which shows the proposed addition which forms the modification.

Both ECC and the Planning Inspectorate advise that the objections / representations made by the Parish Council and other parties (back in 2019) does not appear to cover any of the matters which the Inspector will be able to take into account, and as such the Secretary of State does not propose to hold an inquiry, hearing or make arrangements for an exchange of written representations, with a decision being made on the basis of the papers submitted by the Order Making Authority (in this case ECC – papers are dated August 2022). Councillors are asked to **NOTE** this matter.

2. Overgrown PRoW in the Parish

Cllr Day had provided a very detailed report to both the Clerk and Councillors of issues found following his and Cllr Stuart's walks along various public rights of way in the parish, after which the following action was taken:

- Footpath Moreton 15 - Reference 2927565 - This section of footpath 15 is on ECC Maintenance schedule to cut once per year. According to ECC website, this was last cut on 29th May. Clerk raised this with ECC. The Chairman has spoken with the landowner who state they will be clearing this in the near future.
- Issue 2 Moreton 15 - Reference 2927567 - The Chairman has spoken with the landowner who state they will be clearing this in the near future.
- Issue 3 Moreton 16 - Reference 2927569
- Issue 4 Magdalen Laver 32 - Reference 2927563
- Issue 5 Moreton 15 Bridge - Reference 2927570 - The Chairman has spoken with the landowner who state they will be clearing this in the near future.
- Issues 6 Magdalen Laver 31 (crops and signage) - Reference 2927572

The Clerk will provide an update on these matters if available. Councillors are also asked to advise the Clerk of any other matters they wish to raise regarding PRoW.

10. ENVAR SITE

In June the Clerk was copied in to a complaint from a resident with regard to the smell coming from the new Envar site, into which all other relevant parties were copied in. The complaint relates to dates of both 19th and 21st June. Councillors are asked to **CONSIDER** if they wish to take any action in response to this.

11. MAGDALEN LAVER VILLAGE HALL

- a) Commemorative Bench Cllr Foulser - No further update at this time.
- b) To **CONSIDER** a representative to sit on the Magdalen Laver Village Hall Committee.

12. COMMUNITY DEFIBRILLATORS

To receive an update if available.

13. NEIGHBOURHOOD PLAN

Councillors are asked to **CONSIDER** holding an informal meeting (suggest the end of July) so that new Councillors can be briefed on the MBL Neighbourhood Plan, its history, as well as a general overview of Neighbourhood Planning itself and its place within the current planning system. This would enable Councillors to make an informed decision about the future of the Neighbourhood Plan at its September Parish Council meeting.

14. COMMUNITY SPEEDWATCH

To receive an update on any community speedwatch activity.

15. MORETON VILLAGE GREEN

1. Councillors are asked to **NOTE** that the Clerk has formally submitted information and pictures to EFDC following the request to register this land as a Village Green under section 15(1) of the Commons Act 2006.
2. Councillors are asked to **CONSIDER** if some form of recognition should be given to the individual who regularly cuts Moreton Village Green without remuneration (Cllr Crosbie to provide an update).

16. RIDE LONDON GRANT FUNDING

Councillors are asked to **NOTE** that the Clerk contacted London Marathon Events who organise the RideLondon event, who confirmed that the £250 grant award originally granted to raise awareness about the RideLondon event can instead be used towards any cycling proficiency programme run by Moreton School.

17. CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

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

- a) ECC, EFDC, EALC and RCCE communications are emailed to Members on a regular basis and where relevant information is included
- b) Clerk has contacted the Friends of Moreton School asking if they are aware of the kiddie signs and banner to be used by the school, enquiring when they will be used.
- c) Councillor emails – Clerk still to action.
- d) Correspondence with Laura Atkinson from RCCE regarding meeting up to discuss Rural Affordable Housing concerning a previous planning application.
- e) ECC Consultation on Future Cycling Strategy for Essex – emailed to Councillors.
- f) Road Closure in Moreton – Clerk liaised with Chairman and Affinity Water, and emailed Councillors. The Clerk has complained to Affinity Water, specifically regarding the incorrect information contained in the notification letters sent to local residents which caused confusion.
- g) Clerk liaised with members of Moreton Village Hall regarding a free website for the hall.
- h) Clerk continues to work on Facebook and enhancing the social media presence
- i) Moreton Community Champion was due to attend July meeting, but unable to do so. Dates given for both September and November meetings.
- j) 'Tommy' arrived and was erected on Moreton Green for 6th June D-Day Commemoration. Tommy is stored at the Clerks home and has been added to the asset register.

18. CHANGES TO PLANNING AT EFDC

On 28th May 2024, EFDC Cabinet considered a report from the Planning Advisory Service regarding possible changes to how Planning will operate at EFDC and thus the rest of the district. This report was commissioned following EFDC identifying it was potentially under threat of designation under section 62B of the Town and Country Planning Act 1990 due to the quality of major applications decision-making. The maximum percentage that the Government considers acceptable when it comes to major planning decisions overturned at appeal is 10%. EFDC narrowly avoided the threat of designation with 9.8%, and as such this review will be used as part of EFDCs action plan to identify what improvements the council can put in place so that it avoids the threat of designation over the quality of decision-making in the future. It was agreed at the Cabinet meeting on 28th May to accept the recommendations (in that changes are needed) with a Council Member workshop to discuss the possible changes taking place on 19th June, after which it goes to the Constitution Working Group to finalise the details, with a full report and recommendations going to EFDC Full Council meeting on 8th August. The relevant links should Councillors wish to read further are below:

- Webcast of Cabinet meeting - Cabinet - Tuesday 28 May 2024, [Cabinet - Tuesday 28 May 2024, 7:00pm - Start video at 0:02:51 - Epping Forest District Council webcasts \(public-i.tv\)](#)
- Planning Advisory Services report - [280524 Cabinet report Appendix 1.pdf \(eppingforestdc.gov.uk\)](#)

Councillors are asked to **NOTE** these possible changes, with further updates available in the coming months.

19. PLANNING

- a) To **DISCUSS** if each and every planning application should be considered for a possible site visit (item requested by Cllr Darken who will provide an update).

- b) To **AGREE** responses to planning applications which may not have been responded to before the date of this meeting:

EPF/0113/24	The Outlook, Moreton Bridge, Moreton, Ongar, CM5 0LL	Demolishing two outbuildings to build a new dwelling https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000D2td
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- c) To **NOTE** the following planning applications below which have been responded to by way of the Clerk's delegated powers following email consultation with Councillors:

EPF/1175/24	Land Opposite Moreton Lodge , Pedlars End, Ongar , CM5 0LR	Planning permission for an extension to the side of the barn. The extension would provide an open storage area (related to the commercial workshop) and would have a flat roof which would facilitate access to the hayloft. NO OBJECTION subject to the extension being categorised as Class E(g)(iii) directly in connection with the thatched business operation, and not residential.
EPF/1204/24	Redwoods, Little Laver Road, Little Laver, Harlow, CM17 0RH	Construction of stables and hay barn for personal use NO OBJECTION
EPF/1078/24	Partridge House, Harlow Road, High Laver, Ongar, CM5 ODL	Both homeowners work from home and require a shared , private and confidential office space to undertake business activities, calls and meetings. Plan is to erect a small garden office to facilitate both parties within the gardens of said property. Both homeowners also own the adjacent field to the south of Partridge House. NO OBJECTION in principle to this application however the Parish Council would like to raise the following points with the planning officer. Please refer to images on page 2 of this response. There is some concern that the boundary of the dwelling itself has now changed (see google earth images below), and that the siting of this proposed office is within a section of green belt land which has in effect been added to the curtilage of the dwelling known as Partridge House (unknown if this is formally with the land registry). It is accepted that land ownership is not a valid planning matter for consideration, however the matter or curtilage is, and there is some concern that the siting of this office on this particular location is a form of creeping development into the green belt, and a way to 'cement' the additional piece of land forming part of the curtilage of the dwelling. It should also be noted that the plans submitted for previous application EPF/2667/17 for a replacement dwelling included a dedicated space for an office.
EPF/1076/24	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Prior approval for enlargement of the dwelling by an upwards extension on the principle part of the dwelling. NO CONCERNS
EPF/0926/24	The Brewhouse, Watery Lane, Little Laver, Harlow, CM17 0RQ	Retrospective planning application for installation of 7no. 400W photo voltaic solar panels on south facing roofs to the rear of the building. NO OBJECTION
EPF/0972/24 EPF/0973/24	Church Farm, Workers Road, High Laver, Ongar, CM5 0DZ	Conversion of ancillary outbuilding barn to an annexe, and listed building application for the same. NO OBJECTION
EPF/0894/24 EPF/0897/24 EPF/0897/24 EPF/0904/24 EPF/0909/24	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	<ul style="list-style-type: none"> Proposed landscaping works - finish to the front driveway only Revised design of flat roof addition, and listed building application for the same. Infill an unauthorized door and reinstate a door, and listed building application for the same.

		<ul style="list-style-type: none"> • NO OBJECTION (note: In the responses the Clerk provided specific extracts of the plans to confirm exactly which part of the plans there were no objections to)
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d) To **NOTE** the following planning application for which EFDC **do not** accept comment:

EPF/1210/24 CLD (existing)	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Boundary fence along eastern boundary https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000FW9F
EPF/1231/24 CLD (proposed)	The Meadow, Pedlars End, Moreton, Ongar, CM5 0LW	Certificate of lawful development for a proposed outbuilding to be used as a gym, home office, games/entertainment room incidental to the dwelling house. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000FhMP
EPF/1147/24 CLD (proposed)	Sunnyside, Greenman Road, Magdalen Laver, Ongar, CM5 0ES	Certificate of lawful development for the proposed 'Use of the land for siting a mobile home for use ancillary to the main dwelling'. The proposed mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006 (CSA). Please see the Planning Statement for further information. Stationing of a mobile home within the residential curtilage of a dwelling house, for purposes ancillary to the main use of the host dwelling house, does not constitute development nor result in a material change of use within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended) and therefore does not require planning permission. Please see planning statement for more details. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000DyO9
EPF/1144/24 Prior Approval (larger extension)	Glenwood, Pedlars End, Moreton, Ongar, CM5 0LW	Prior approval for 2no. 8.00 metre rear extensions lining through with the original building footprint to provide orangery and formal living area, height to eaves 2.77m and maximum height 2.77m. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000DuXR
EPF/1099/24 DRC	Bushes, Wind Hill, Magdalen Laver, Ongar, CM5 0DS	Application for approval of details reserved by condition 3 'Additional Drawings', condition 5 'Specification of Studs' and condition 6 'Details of Upgrading' on planning permission EPF/2341/23 (Grade II* Listed Building consent for restoration of loft room, gable end window and new staircase for access to loft room) https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000Cftp
EPF/1057/24 DRC	Weald Bridge Farm, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AT	Application for approval of details reserved by condition 4 'Hard and Soft Landscaping' on planning permission EPF/0781/23 (Single Storey Rear Extension, Rear Dormer Windows, amendment to approval Ref EPF/1557/20) https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000BfBZ
EPF/1063/24 CLD (proposed)	Maple House, School Lane, High Laver, Ongar, CM5 0EE	Certificate of lawful development for a proposed replacement outbuilding comprising Home Gym. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000Biyb

e) To **NOTE** the following Planning decision by EFDC:

EPF/0512/24	Woodlands, School Lane, Magdalen Laver, CM5 0EF	Construction of 2 bay cart lodge at front of site and construction of 1.2m high post and rail fence https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003cbp	Refused <i>PC had no objection. Refused for reason that its scale, positioning and visual prominence would result in a visually obtrusive and incongruous form of development, plus taking into account previous extension (EPF/2791/23) would not be classed as 'limited' extension</i>
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EPF/0446/24	Land Opposite Moreton Lodge , Pedlars End, Ongar , CM5 0LR	Proposed side extension https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003FXB	Refuse <i>PC had No Objection Refused for reasons of being disproportionate</i>
EPF/0703/24	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	8 metre deep single storey extension off the original house, height to eaves 2.10m and maximum height 2.50m. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000051hp	Not Required <i>PC had no concerns</i>
EPF/0699/24	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Prior approval for enlargement of the dwelling by an upwards extension on the principle part of the dwelling. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000051OT	Not Lawful as part of extension not on principal part of dwelling house <i>PC had no concerns,</i>
EPF/1466/23	Dorwin House, Harlow Road, High Laver, Ongar, CM5 0DR	Subdivision of Dorwin House site. Conversion of existing ancillary accommodation into separate dwellinghouse. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WiW3	Refuse <i>PC had no objection but did raise comments. Refusal reasons: Location, impact on green belt, lack of tree information, flood risk, SAC</i>
EPF/0211/24	Land Adjacent to Tilegate Farm, Tilegate Road, High Laver, Ongar, CM5 0EA	Change of use of a stable building to domestic offices associated with 1 Horsefield Farm Tilegate Road, High Laver, CM5 0EA, South Barn, 2 Horsefield Farm Tilegate Road, High Laver, CM5 0EA and North Barn, 3 Horsefield Farm, Tilegate Road, High Laver, CM5 https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000001hir	Approve with Conditions <i>PC Objected</i>
EPF/0702/24	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Certificate of lawful development for side and rear extensions. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000051gD	Lawful <i>PC unable to comment</i>
EPF/0161/24	Spencers Farm, Tilegate Road, Magdalen Laver, Ongar, CM5 0ER	The application consists of the construction of an agricultural storage building at Spencers Farm, Greenman Road, Magdalen Laver, Ongar, Essex, CM5 0EG. The application proposes the erection of one building extending to 936 square metres, to include a gra... https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000001M05	Approved with conditions <i>PC had no objection</i>
EPF/2714/23	Land Adjacent to Tilegate Farm, Tilegate Road , Ongar, CM5 0EA	Application for approval of details reserved by condition 3'Surface Water Drainage', condition 5 'Landscaping' and condition 9 'Contamination' on planning permission EPF/2883/22 (Construction of a natural pond together with new tree planting and associate https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000Trd	Approved <i>PC unable to comment as DRC</i>
EPF/0496/24 CLD	The Brewhouse, Watery Lane, Little Laver, Harlow, CM17 0RQ	Certificate of lawful development for existing use of previous garage building converted and in use as a habitable space, to form part of the dwellinghouse. 2m x 2.5m link building with glass roof connecting the erstwhile garage to the main house. Pergola https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000003Uml	Lawful <i>PC unable to comment as CLD</i>

20. RURAL ENGLAND PROSPERITY FUND – CLOSING DATE 26TH JULY 2024

Councillors are asked to note that the new round of the Rural England Prosperity Fund is now open for applications. The funding is open to Parish/Town Councils and Community Groups or Organisation that fall

withing DEFRA's defined rural area (the Clerk has checked and this Parish falls within this definition). The funding is only available for capital projects, and the maximum amount of funding that can be applied for is £50,000. When applying for the funding it is expected that 20% of the total cost of the project is match funded by the applying organisation. The deadline for applications to be submitted is Friday 26th July. Councillors are asked to **CONSIDER** if there are any projects they feel could benefit from this funding.

21. FINANCIAL MATTERS

a) To approve the payments listed below:

BACS	A Jones	May & June Salary	£1,109.46
BACS	HMRC	May & June PAYE	£277.20
BACS	TheDefibPad	Replacement defibrillator pads for Bobbingworth Defibrillator	£ 156.78 (£26.13 VAT)
BACS	Vikatech Host	Hosting of email services for one year	£46.92 (£0 VAT)

b) To **NOTE** the Bank Balance and bank reconciliation as at 30th June 2024, as attached to the agenda.

22. ITEMS FOR NEXT MEETING

To suggest possible items for the next agenda.

23. DATES AND LOCATIONS OF NEXT MEETINGS

- Tuesday 10th September – Moreton Village Hall
- Tuesday 12th November – Moreton Village Hall
- Tuesday 10th December - Christmas lighting and open meeting – Moreton Village Hall