

MORETON, BOBBINGWORTH AND THE LAVERS PARISH COUNCIL

Clerk: Mrs Adriana Jones

Email: clerk@mbiparishcouncil.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 September 2025** at **7.30pm** at **MORETON VILLAGE HALL.**



Adriana Jones
Parish Clerk and RFO
31st August 2025

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 the 15th July 2025 Parish Council meeting as previously circulated.

5. PARISHIONERS' FORUM

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

6. ST MARY'S CHURCH, MORETON

To receive a short 5-10 minute presentation from Hazel Aucken (the priest in charge) and Claire Cambridge (the project manager) regarding the 'Save St Mary's' project. Attached to the agenda is a report from the Church regarding this project for members information. It is the understanding of the Clerk that this presentation is simply to obtain general support (not financial) for the project.

7. RURAL AFFORDABLE HOUSING

As requested by Council at the July meeting, to receive a short presentation from Laura Atkinson, Senior Rural Housing Enabler & Community Led Housing Advisor at the Rural Community Council of Essex, on how Rural Affordable housing works in a community such as Moreton, Bobbingworth and the Lavers Parish.

8. 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

- *Green Data Solar Farm public consultation 19th August 2025*

b) Vice Chairman's Report

c) District and County Councillor Reports

d) Parish Councillor Reports

- *Cllr Offord – Green Data Solar Farm consultation / proposals*

e) Police reports

9. PUBLIC RIGHTS OF WAY (PRoW)

1. To **NOTE** any updates or issues
2. **Parish Paths Partnership (P3)** – The Clerk has again chased ECC for a response to establish if this scheme is still up and running, and if so for more information about the scheme.

10. SCHOOL PARKING / TRAFFIC

As requested, the Clerk contacted the Head Teacher with regard to inviting a representative from The Dog and Pickle to the next working group meeting. A response was received confirming that a representative from both the Dog and Pickle and the White Hart had already been invited, and that the School also feels they are integral to the process. The Head Teacher confirmed she would continue to invite them to any further meetings. She also stated that both pubs were very accommodating to the school, and that she was keen to remain on good terms with them. She also asked what would be the Parish Councils suggestions for the next steps. Councillors are asked to consider their response.

11. HERITAGE PROJECT

To receive an update from Cllr Stuart on progress regarding this project.

12. COMMUNITY SPEEDWATCH

To receive an update on any community speedwatch activity.

13. LOCAL GOVERNMENT REORGANISATION (LGR)

Councillors are asked to **NOTE** that a new website has been launched to help residents, businesses and stakeholders stay informed and involved about LGR. Leaders and chief executives from councils across Essex, Southend-on-Sea and Thurrock have come together to launch essexlgrhub.org, set to be a central, impartial platform dedicated to providing clear, accessible information about the future of local government in Greater Essex. By 2028, the number and shape of councils operating across the region may look very different. The UK government is encouraging councils to simplify how they work, aiming to grow the economy and ensure communities are closer to decision-making. The new website offers:

- An overview of LGR in Greater Essex
- A short explainer video
- The government's aims for LGR
- Latest news and updates
- Frequently asked questions

Councils are currently developing business cases that explore options for unitary arrangements as part of LGR. These will be made available as they are finalised. Throughout September, councils across Greater Essex will take the business cases through their own governance processes. Final submissions to the government are expected by 26 September 2025. Following this, the government will run a public consultation, which is anticipated in the autumn, with a recommendation to the Minister on a final proposal expected in March 2026.

14. NOISE COMPLAINT, BLAKES GOLF COURSE

As requested, the Clerk raised a report with ECC regarding the recent noise from a fireworks display at Blakes Golf Course. The response received was as follows:

“We do not investigate

- Noise from aircraft. Our Environmental Enforcement Team are unable to take any action regarding noise from aircraft as a statutory nuisance. If you are affected by such noise, please contact the source or destination airfield directly (if they are within the district), or Contact the Civil Aviation Authority (CAA) for further advice. If you are disturbed by unreasonable activities from aircraft operating from North Weald Airfield contact the Airfield Operations Team by calling 01992 564200 or email nwoperations@eppingforestdc.gov.uk.
- **One-off incidents, or incidents that only last a short time period**
- Noise from construction work if carried out within normal working hours between **8am and 6pm** Monday to Friday and between 8am and 1pm on Saturday. No noisy works should occur on Sundays or Bank Holidays. Only limited action can be taken to ensure the noise level is minimised as some work is unavoidably noisy
- DIY at the weekend, we recommend that any noisy DIY occurs at reasonable hours during the day
- Normal living noise such as babies crying, people arguing, children playing, slamming of doors and occasional dog barking will not constitute a statutory nuisance
- Traffic noise issues should be reported to Essex County Council”

15. 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) 'Tommy' was placed on Moreton Village Green for VJ Day 80th Anniversary on 15th August
- c) Repairs to Pedlars End Sign – Cost £152 to repair the sign, install it, reaffix the name sign, and paint all the timber black (2 coats).
- d) ECC currently reviewing is reviewing its support for 46 local bus services by way of a public consultation, however none of the service affect this Parish.
- e) Letter of thanks received from the Foulser Family regarding the dedication of the bench.
- f) Monthly defibrillator checks continue to take place.
- g) Query raised with enforcement regarding additional outbuilding at 6 Maltings Hill, Moreton.
- h) Clerk has asked for a formal update on the registration of Moreton Village Green, as it has been 6 months since the application.
- i) At a meeting of EFDC Clerks and representatives on 26th August, it was agreed to place a list of questions to the EFDC Local Councils Liaison Committee meeting on 18th September 2025, a copy of which are attached to the agenda.
- j) Clerk contacted ECC Cllr McIvor regarding potholes in Greens Lane – no response received
- k) Clerk still to organise location to meet with WIFI to set up Councillor emails – temporary measure in place
- l) Councillors are asked to check there is sufficient salt in the Grit Bins, and advise the Clerk if not.

16. RURAL FLOOD RESILIENCE PARTNERSHIP 2024 2026

Councillors are asked to note that the ACRE and NALC have come together to launch a new survey designed to help parish and town councils enhance their flood resilience. The short survey aims to capture what information and support parish and town councils need to better plan for flooding. This initiative supports the Rural Flood Resilience Partnership Work Plan, which aims to help communities plan for flooding. The survey results are intended to directly shape the development of practical resources tailored to local needs, ensuring that any future resources are genuinely helpful and relevant. The consultation ran until 29th August 2025, and as such the Clerk has responded on behalf of the Council setting out the issues faced on rural roads which are regularly flooded, the erosion of ditches which allow fields to properly drain, and the lack of action taken by ECC. The Clerk will provide a further update at the meeting.

17. OPEN PARISH MEETING

Councillors are asked to consider the presentations and content of the Open Parish Meeting, scheduled for 9th December 2025, to allow the Clerk time to organise.

18. SIGNAGE AND SPEED ISSUES BOVINGER MILL - LHP

As reported at the July meeting (and as emailed to the Local Highway Panel lead on 24th June 2025), this Council agreed to focus on changes to the signage to try and address the speeding issue at Bovinger Mill. The Clerk chased the Local Highway Panel lead on 21st July to confirm the scheme had been accepted, and received the following response:

*"The Country Member did send in the scheme request but unfortunately it was received as the LHP review came into play and we were told that any new requests were to be put on hold. Please see below the response that Cllr Cunningham has asked the LHP to send out. **Thank you for your email. Please be aware that Local Highways Panels are concentrating on setting out and agreeing the schemes that will be delivered this year and therefore new requests for schemes of this nature are unable to be progressed further for a temporary period during this year to allow the teams to focus on delivery of outstanding schemes.** Currently, we have no further information on when schemes requests will start to be accepted again. All the information will be kept on file for future reference."*

Councillors are asked to **NOTE** this response.

19. EFDC GARDEN WASTE SERVICE

Councillors are asked to note that at the 21st July 2025 EFDC meeting of Cabinet, the following was agreed with regard to the introduction of a separate, paid garden waste service for Epping Forest Residents:

- *That the Cabinet agreed EFDC would develop a waste collection service to collect food and garden waste separately and implement in April 2026, subject to the availability of food waste vehicles. Food waste would be collected weekly as per legislation and garden waste to be collected fortnightly.*
- *That the Cabinet agreed that officers continued discussions with Essex County Council regarding funding to implement the new food waste collection service.*
- *That the Cabinet agreed the introduction of an annual garden waste subscription charge be determined as part of 2026-27 budget setting process, that would ensure the service was at least cost neutral.*

This matter was 'called in' at the Overview and Scrutiny meeting of 5th August 2025, with the committee asked if they wished for EFDC Cabinet to reconsider this matter. This was not voted for.

20. EFDC COMMUNITY INFRASTRUCTURE LEVY

EFDC is currently consulting on a draft charging schedule for a Community Infrastructure Levy (CIL) to be set for the Epping Forest District. The CIL is a locally set charge (referred to as a levy) on new development which the Council can choose to introduce. The levy is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised would be distributed by the District Council to provide infrastructure which is required to support new development within the local area. This infrastructure could include roads, transport facilities, flood defences, education facilities, medical facilities, sporting and recreation facilities, and open spaces. Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities. The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure. The levy may be payable on development which creates a new or additional internal area, where the gross internal area of new build is 100 square metres or more. Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy. Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, social housing, charitable development, and houses and flats which are built by 'self-builders'. For Parish Councils without a Neighbourhood Plan, the local community typically receives 15% of CIL revenues from development in their area. For Councils with a Neighbourhood Plan, this share increases to 25%, and it is paid directly to the parish or town council to spend on infrastructure or anything else that supports development of the area. Full details of the CIL can be found at: <https://www.eppingforestdc.gov.uk/planning-and-building/community-infrastructure-levy/>. As per the Clerks email of 26th August, the deadline for responding to the consultation is Tuesday 9th September 2025.

21. EXTERNAL AUDIT 2024/2025

At the time of printing the agenda, the Clerk had received three queries with regard to the external audit for 24/25, relating to:

- Section 2 , Box 4 and the total number of hours and hourly rate that was worked by the previous clerk from Apr-Oct 2023 and the total number of hours and hourly rate worked by the new clerk from Nov 2023 – Mar 2024.
- Section 2, Box 4 2024/2025 relating to the total hours worked by the clerk and the hourly rate for this financial year.
- Section 2, Box 9 relating to the effect of the purchase of new defibrillator, cabinets and Tommy Soldiers on the total fixed assets owned by the council.

Whilst all questions were answered, the Clerk established that the automated calculation at the bottom of the Asset Register for 24/25 had not calculated correctly and as such it is expected that the external auditor (subject to authority lead sign off) will issues an 'except for' matter as follows:

- Information received from the smaller authority indicates that Section 2: Box 9 should read £5901 and £8199 for the prior and current year, respectively.

It is hoped that the full response from the auditor will be available in time to be formally reported at the meeting.

22. PLANNING

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

EPF/1686/25	The Brewhouse, Watery Lane, Little Laver, Harlow, CM17 0RQ	Grade II Listed building consent for regularisation of glazed link, changes to outer building knows as shed and erection of timber gates and brick pillars to front of site. https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AdCeg
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- b) 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/1422/25 & EPF/1550/25	Watermans End House, Watery Lane,	Demolition of porch extension, large shed and glass house. Relocation of oil tank and construction of small shed. Create new door opening to kitchen. Single storey rear extension to rear with
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	Little Laver, Harlow, CM17 0RQ	swimming pool and car port, and listed building application for the same. NO OBJECTION
EPF/1461/25	Spinney Farm, Spinney Farm Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Car Port NO OBJECTION
EPF/1463/25	Bushes, Murrays Barn, Wind Hill, Magdalen Laver, Ongar, CM5 0DS	Proposed Rear Extension and Internal Alterations for Triple Bay Garage and Open Plan Kitchen. NO OBJECTION
EPF/1421/25	Humphreys, Greenman Road, Magdalen Laver, Ongar, CM5 0ER	Grade II listed building consent for works to front facade. NO OBJECTION
EPF/1454/25	Blake Hall, Stony Lane, Ongar, CM5 0DG	TPO/EPF/103/10 (Ref: W1), T1: Oak Tree (Tree ID 47 on survey) - Fell and replace, as specified, T2 Oak Tree (Tree ID 49 on survey) - Fell and replace, as specified, T3 Oak Tree (Tree ID 50 on survey) - Fell and replace, as specified, T4 Oak Tree (Tree ID 51 on survey) - Fell and replace, as specified. NO OBJECTION
EPF/1353/25 & EPF/1391/25	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Alteration to lobby eaves level to front entrance, and listed building application for the same. NO OBJECTION
EPF/1173/25 & EPF/1256/25	Black Hall, Bridge Road, Moreton, Ongar, CM5 0LJ	Single storey rear extension, and listed building application for the same. NO OBJECTION
EPF/1287/25	Field to North of Workers Road, Workers Road, Ongar, CM5 0DY	Proposed vehicular access with new timber gate and fence. NO OBJECTION
EPF/1261/25	3 Envilles Cottages, Abbess Road, Little Laver, Ongar, CM5 0JH	Removal of condition 2 of EPO/0229/63 may only be occupied by persons employed in agriculture on the farm. NO OBJECTION

c) To **NOTE** the following planning application for which EFDC **do not** accept comment:

EPF/1660/25	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Approval of Details Reserved by Conditions 3, 10 and 12 of EPF/0753/25 (Demolition of existing bungalow and replace with new bungalow).
EPF/1608/25	Weald Lodge, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Approval of Details Reserved by Conditions 3 'Materials' and 4 'Further details' of EPF/0950/22 (Replacement amenity building).

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

EPF/1078/25	Weald Lodge, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Application for approval of details reserved by Condition 3 (Details of external finishes) & Condition 4 (Details of windows and doors) on planning permission EPF/0950/22 (Replacement amenity building).	Refused 2/7/25 due to inadequate information <i>PC unable to comment as DRC</i>
EPF/1086/25	Nether Hall, Church Road, Moreton, Ongar, CM5 0JA	Application for approval of details reserved by conditions 4 & 5 on planning permission EPF/0980/23 (Change of use of land and retrospective siting of one lodge for short-term tourist accommodation).	Approved 2/7/25 <i>PC unable to comment as DRC</i>
EPF/0753/25	Shielings, Cross Lees Lane, Moreton, Ongar, CM5 0HX	Demolition of existing bungalow and replace with new bungalow.	Approved 4/7/25 <i>The PC had no objection</i>
EPF/2127/24	Sunnyside Pt Os 956, Kents Lane, North	Rebuilding to form 2 bed dwelling (Revised application to EPF/0928/22).	Approved 18/7/25 <i>PC objected to this application</i>

	Weald Bassett, Epping, CM16 6AX		
EPF/1054/25	Firs House, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Variation to Condition 2 of EPF/0466/25 (Removal of existing side extension and front section of house. Construction of two storey front gable, single storey side extension and two storey rear extension, conversion of loft space and rear dormer - inline w	Approved 30/7/25 <i>The PC had no objection</i>

23. FINANCIAL MATTERS

a) To approve the payments listed below:

BACS	A Jones	July and August Salary (PAYE taken off HMRC credit)	£1,109.26 & £277.40 PAYE
BACS	HMRC	Employers National Insurance cont July and Aug (taken off HMRC credit)	£82.90
BACS	A Jones	Expenses Reimbursement Bench Foulser	£29.98
BACS	Magdalen Laver VH	Hire hall 15 th July meeting	£22.00
BACS	RCCE	Annual Subs	£84.00 (VAT £14.00)

b) To review the bank reconciliation against the bank statements up to 31/8/25.

24. ITEMS FOR NEXT MEETING / UPDATE TO KEEP ON AGENDA

- RCCE / Moreton Village Hall
- Devolution and Local Government Reform

25. DATES AND LOCATIONS OF MEETING 2025

Tuesday 11th November 2025 – Moreton VH

Tuesday 9th December 2025 – Moreton VH Open Parish Meeting