

**MORETON, BOBINGWORTH AND THE LAVERS
PARISH COUNCIL**

Clerk: Mrs Gurdip Paddan

Email: mblparishcouncil@gmail.com

Dear Councillor

You are hereby summoned to attend the Council Meeting of the Moreton, Bobbingworth and the Lavers Parish Council, which will be held on Tuesday 11 July 2023 at 7.30pm at Magdalen Laver Village Hall.



G Paddan
Parish Clerk and RFO
3 July 2023

Members of the public and press are invited to attend this meeting. This meeting may 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 RECEIVE**
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, Non-Pecuniary or Other Pecuniary 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 following meetings:
Annual Parish meeting 9 May 2023
Annual Council meeting 9 May 2023
Extraordinary Council meeting 7 June 2023
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. **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
 - c) District and County Councillor Reports – if any
 - d) Parish Councillor Reports - if any

7. RIDE LONDON 2024
Cllr Martin to speak on this item in terms of proposing that any routes or decision for ride London are made for 2024 that we have full consultation from ECC (through our County Councillor if needed) and through the organisers.
8. NEW VILLAGE HALL - MORETON
The Village Hall Committee are hoping to submit an outline planning application for the new Village Hall this month. They would like to know whether the Parish Council would be prepared to write a letter of support to EFDC. The Chair of the New Village Hall Committee may be presenting a report.
9. RURAL HOUSING – HASTOE GROUP
An email has been received from Hastoe Group advising that they have been approached by a landowner and architect for a potential development of affordable housing in Moreton and that they are in early discussion around working together to bring forward this scheme.
10. ASHLYNS FARM - BIOGEN
To receive updates on this site. A copy of the recent decision taken on planning application ESS/04/23/EPF has been circulated.
11. VACANCIES
Following the resignation of Cllr John Dawson, a notice of vacancy has been published. There are currently three vacancies on the Parish Council.
12. CODE OF CONDUCT
Members to consider the Code of Conduct for adoption and publication on the website. Appendix A
13. TREE PLANTING AND PLAQUE LOCATION(S)
Members to receive an update from Cllr Stuart on planting trees (part of the Jubilee event) within the Parish.
14. 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:
 - a) Clerk approached the District and County Councillors for help with registering the land in question as ‘Moreton Village Green’. With Cllr Hadley’s help, the Clerk is working with a Legal Officer from EFDC to obtain permission as required to complete Form 44 before it can be registered.
 - b) The Council received an email from the Horticultural Society for the kind donation of £100 towards flowers in tubs along the Village Green to mark the coronation.
 - c) Cllrs Busch, Foulser, Crosbie and the Clerk are dealing with the SAR request from Mr and Mrs Sullivan’s Solicitors, Russell-Cooke LLP. Advice has been sought from Essex Legal Service and the Information Commissioner’s Office.
 - d) Emails had been received from Councillors and residents about noise pollution. Music was being played on 17 June and into the early hours of the morning. The Police and EFDC have been notified and a response received from PC Warren Shepherd has been circulated.
 - e) ECC, EFDC, EALC and RCCE communications are emailed to Members on a regular basis.
15. PLANNING
 - a) 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/0709/23	Hen House Barn, Wood Farm, Moreton Road, Ongar, CM5 0EY	Two storey side extension and associated internal alterations.
No Objection		

EPF/0899/23	Redwoods, Little Laver Road, Little Laver, Harlow CM17 0RH	Replacement side extension
No objection		
EPF/0959/23	North Wilmore Barn, Workers Road, High Laver, Ongar, CM5 0DZ	Part demolition of an existing wall, of a curtilage listed building, to create an open sided outbuilding.
<p>The Parish Council objects to the proposed part demolition of an existing wall, of a curtilage listed building, to create an open sided outbuilding under application EPF/0959/23. We believe that car port design will have a detrimental effect on the curtilage of listed building, as the character/appearance of the barn is being lost. The Council feels strongly about retaining the character of listed buildings.</p> <p>In May 2022, my Council reported a possible breach to developments under EPF/3117/17, as a window had been installed to a first floor accommodation at North Wilmore Barn. We notice that the window is still in place although the application for a non-material amendment under EPF/3117/17 was refused for:</p> <p>(Three changes are proposed: 1, window at roof level, in eastern elevation, to change from rectangular to a three panel window that matches the gable end roof profile – black powder coated aluminium frame to match. 2, window on eastern elevation ground floor, to rear of property, new window – black powder coated aluminium frame to match. 3, window to western elevation, ground floor, to rear of property, changed from an array of windows to one singular window to match the eastern elevation). Erection of extensions and outbuilding to the curtilage listed North Wilmore Barn).</p>		
EPF/0973/23	2 Envilles Cottages, Wellington, Abbess Road, Little Laver CM5 0JH	Single storey side extension to replace conservatory & new canopy roof to front
No objection		
EPF/1059/23	Greenways, Moreton Bridge, Moreton, Ongar, CM5 0LL	Proposed double storey side extension.
No objection		
EPF/1140/23	Croxtan, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AU	Retrospective planning application for construction of a new vehicle access
No objection		
EPF/0781/23	Weald Bridge Farm, Weald Bridge Road, North Weald Bassett, Epping, CM16 6AT	Single storey rear extension Inc. first floor rear dormers In lieu of approved single / double storey rear extension Ref EPF/1557/20 (08:12:20)
No objection		
EPF/1152/23	2 Envilles Cottages, Wellington, Abbess	Single storey side extension to replace conservatory & new canopy roof to front.

	Road, Little Laver, Ongar, CM5 0JH	
No objection		

b) Councillors are asked to NOTE the following Planning decision by EFDC:

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

c) To NOTE the following planning application(s) for which EFDC does not normally accept comment:

EPF/1257/23	Maltings Farm, Maltings Hill, Moreton, Ongar, CM5 0JY	Application for approval of details reserved by condition 9 'Verification' on planning permission EPF/1656/20 (Reserved matters application to EPF/0181/18 for removal of outbuildings and existing dwelling. Erection of three detached dwellings. Formation of new highway access and ancillary works)
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d) To NOTE the following planning applications that are still to be considered by the Council.

EPF/0940/23	Redwoods, Little Laver Road, Little Laver, Harlow, CM17 0RH	Construction of stables and hay barn for personal use	
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e) To NOTE suspected/reported breach and appeal:

APP/J1535/D/23/3320725	Barn Mead, Ashlyns Lane, Bobbingworth, Essex, CM5 0NB	Addition of first floor, internal re-configuration and external alterations (resubmission of planning application reference EPF/1508/22)
EPF/1508/22		
APP/J1535/W/22/3313957	Sunnyside Pt Os 956 Kents Lane North Weald Bassett Epping Essex CM16 6AX	Rebuilding to form 2 bed dwelling (Revised application to EPF/0160/21)

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

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

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

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

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

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

16. INTERNAL AUDIT 2023

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

As indicated by the Internal auditor there was one point which needed attention, this was something that was brought in at the last minute. As required, the information, which is the publication of 5 year's AGARS completed audit forms to be published on the Council's website; this has been actioned.

17. FINACIAL MATTERS

a) To approve the payments listed below:

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

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

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

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

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

18. RETIREMENT OF CLERK/RESPONSIBLE FINANCE OFFICER

The Clerk has given notice to the Chairman on retiring from the post of Clerk/RFO to the Parish Council. The Council is asked to agree that the process of recruitment to replace the Parish Clerk should commence without delay.

19. DATE OF NEXT MEETING

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