

Stanford Rivers PARISH COUNCIL

MINUTES

Meeting: PLANNING COMMITTEE

Date: 14th April 2022

Time: 6pm

Held Remotely Via Zoom

The Public and Press were invited to attend

PRESENT:

Councillors (4) Cllr Jackson (Meeting Chairman), Cllr Mrs Jackman, Cllr Adams, Cllr Hollington

Also in Attendance (1) - Adriana Jones – Clerk

Members of the Public (0)

Members of the Press (1)

PLAN.001/22 APOLOGIES FOR ABSENCE

Councillor Glover, Saridja and Tallon.

PLAN.002/22 OTHER ABSENCES

None.

PLAN.003/22 DECLARATIONS OF INTEREST

None

PLAN.004/22

1. The following planning applications were considered and comments AGREED:		
EPF/0353/22	Bramber 46 Epping Road Stanford Rivers Ongar Essex CM5 9SQ	Reconfiguration of the garden with a small conservatory at basement level. The Parish Council OBJECTS to this application on the basis of there being insufficient information provided, resulting in concern the application would be detrimental to the street scene and the neighbouring property. The plans submitted do not clearly identify neither the height nor the style or material of the proposed sliding gate, without which there is a strong concern that this would create an overly prominent feature to the current street scene, together with the possibility of presenting a highway safety issue. In addition, the plans do not clearly show the proposed street scene from Epping Road to include the height of the wall and any pillars, which makes it extremely difficult to understand how this proposal will affect the street scene. Furthermore, the plans identify a 1500mm high Travel adjacent to the newly proposed decking, however it is not clear what exactly this is, and as such whether or not it would have a detrimental effect on the neighbours amenity and light. The Parish Council feels further information is needed to clearly understand the implications of this application, so that an informed decision can be made.
2. The following planning applications were NOTED:		
EPF/0622/22 CLD	3 Cumley Road Stanford Rivers Ongar Essex CM5 9SJ	Application for a Lawful Development Certificate for a proposed garden room. NOTED
EPF/0465/22 CLD	1 London Road Stanford Rivers Ongar Essex CM5 9PH Proposal	Certificate of lawful development for a proposed outbuilding to rear garden. NOTED

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EPF/0144/22 DRC	Bobs Barn 46 London Road Stapleford Tawney Romford RM4 1SP	Application for approval of details reserved by condition 3 'Construction Method Statement', condition 4 'Surface Water Drainage', condition 5'Foul Water Drainage' and condition 11'Hard and Soft Landscaping' on EPF/2452/19 (Replacement Dwelling) NOTED
EPF/0645/22 DRC	Oak Lodge Stud Mill Lane Stanford Rivers Ongar Essex CM5 9SF	Application for approval of details reserved by condition 4 'Drainage', condition 6 'Ecological Survey', condition 10 'Flood Risk Assessment', condition 11 'Contamination' on planning permission EPF/1603/20 (Demolition of existing stables, menage, round pen and field shelters and consolidation of surrounding areas to create one new residential dwelling with prescribed domestic curtilage) the link below to view related documents including plans NOTED

Points raised for future meetings:

1. David Jackman advised that a more detailed route of the Ride London-Essex event at the end of May has now been published, and went through the route for 28th May which will affect Toot Hill. The Clerk advised that there would be a May News and Views special edition which would include full details of these event.
2. Regarding the Queens Jubilee weekend (2nd-5th June), Cllr Jackson proposed that the Toot Hill Village Hall should not be rented out over this weekend so that the car park could be used for parking. This would placed on the May Parish Council agenda for discussion. Cllr Hollington said if so these cars should be parked at the owners risk.

Meeting closed 18.40

Signed Date