

# Stanford Rivers PARISH COUNCIL

## MINUTES

**Meeting:** PLANNING COMMITTEE

**Date:** 11<sup>th</sup> August 2022

**Time:** 6pm

Held Remotely Via Zoom

The Public and Press were invited to attend

### PRESENT:

**Councillors (5)** Cllr Glover (Meeting Chairman), Cllr Jackson, Cllr Adams, Cllr Hollington, Cllr Tallon

**Also in Attendance (1)** - Adriana Jones – Clerk

**Members of the Public (0)**

**Members of the Press (0)**

### PLAN.005/22 APOLOGIES FOR ABSENCE

Councillor Mrs Jackman.

### PLAN.006/22 OTHER ABSENCES

Councillor Saridja.

### PLAN.007/22 DECLARATIONS OF INTEREST

None

### PLAN.008/22

1. To **CONSIDER** any planning applications submitted to the Parish Council for comment as detailed below

EPF/1036/22	Donkey Hoppit, Toot Hill Road, Ongar, CM5 9QN	Conversion of an existing stable into a one bedroomed dwelling
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**The Parish Council continues to OBJECT to this application on the basis of over overdevelopment in the Green Belt. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, with a noted exception being the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation.....as long as the facilities preserve the openness of the Green Belt. It is noted that the applicant now proposes to convert the existing stable as opposed to building a new larger dwelling, it remains that permission was granted for stables in 2016 on this basis of it fulfilling the greenbelt exception criteria. If this site is no longer required for stabling, it should be returned to its pre-2016 state, thus respecting the openness of the Green Belt. Furthermore, if permission is granted, this would potentially lead to an 'infill plot' south west of the site, in what is an extremely rural are with a very narrow lane, and would further erode the openness of the countryside. If the District Council is minded to grant permission, the Parish Council formally requests that all permitted development rights should be removed from the site**

EPF/1451/22	1 London Road, Stanford Rivers, CM5 9PH	Construction of new 1.5m high front brick wall and entrance gates and piers.
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**The Parish Council OBJECTS to this application. The physical vehicular approach to the small hamlet of Little End in Stanford Rivers Parish provides the setting and character of a rural area, with the majority of boundary styles along the A113 being low level, open in nature and dispersed with soft landscape characteristics. To create 1.5m walled boundary at the start of the hamlet would be entirely out of character with the setting and street scene, creating a visually hard and harsh aspect. This section of the A113 is within a 30MPH zone, and the current settings provides the perception of entering a rural village thus encouraging drivers to reduce their speed. The creation of a large walled boundary feature would detract from the rural setting, potentially altering the perception by drivers entering the village, potentially leading to further speeding issues. This application is contrary to policy DM 3 and DM 9 of the Submission Version of the Local Plan, as the wall fails to respect the current landscape character, and does not relate positively to the context of the area.**

EPF/1156/22	58 Epping Road Stanford Rivers Ongar, Essex	Proposed new vehicular access, fencing and gate.
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	CM5 9SQ	
<p><b>The Parish Council OBJECTS to this application. Firstly it should be noted that there were no elevations or street scene plans attached to application (or at least on the Councils electronic Planning System) which would enable the Parish Council to clearly understand the impact of the proposal on the street scene both in Cumley Road and on the Epping Road. This meant the Parish Council was unable to establish if the development would create an overly prominent and unsuitable feature to the current rural street scene. The Parish Council was also therefore unable to establish if there would be a safety issue in terms of vehicles having sufficient visibility when exiting Cumley Road. The Parish Council also has concerns at this stage as to the loss of the green verge, given the rural setting. On the basis of there being insufficient information provided, the possibility of highway safety concerns, and the inability to quantify the effect on the rural setting of this area, the Parish Council objects. The Parish Council feels further information is needed to clearly understand the implications of this application in order for a more informed decision to be made.</b></p>		
EPF/1280/22	Willows End Cumley Road, Stanford Rivers, Ongar, CM5 9SJ	Demolition of existing dwelling and construction of replacement chalet-style property with a basement. Revised application to EPF/0202/22 <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001E1">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001E1</a>
<p><b>The Parish Council has NO OBJECTION to this application.</b></p>		
EPF/1338/22	Four Elms, Mutton Row, Stanford Rivers, Ongar, CM5 9QQ	Change of use from Agricultural Land to Equestrian Manège, Stables and Paddock, Construction of Manège and Construction of Stables <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001P0">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001P0</a>
<p><b>Whilst ordinarily the Parish Council would be minded to resist the loss of any agricultural land, stabling is a very common and valued feature of the rural environment. Subject to the use being personal only (i.e. not a commercial venture), the Parish Council has NO OBJECTION to this application, however asks that the use of the land and stabling / menage is conditioned to be ancillary to the main dwelling of Four Elms, and that all permitted development rights are removed to ensure the protection of the Green Belt.</b></p>		
EPF/1340/22	66 Does Farm, Epping Road, Stanford Rivers, Ongar, CM5 9SQ	Replacement barn building <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001PF">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001PF</a>
<p><b>The Parish Council has NO OBJECTION to this application subject to listed building officer consent, however asks that the planning officer notes that the following concerns raised for the previous applications (EPF/3013/20, EPF/3024/20, EPF/3286/21 and EPF/0057/22) remain:</b></p> <ol style="list-style-type: none"> <li><b>1. Whilst the suggestion of vertical timber boarding is understood as it would mimic the current barn style, the possible use of horizontal feather boarding should also be considered as this would match the other existing structures on the site and is traditional for this area</b></li> <li><b>2. If permission is granted, we request that a condition is placed on this permission that the use must be ancillary to the main dwelling, and that the barn cannot be used as a dwelling separate to that of the main property of Does Farm.</b></li> </ol>		
EPF/1211/22	Colemans Farm Toot Hill Road Stanford Rivers CM5 9QN	Retention of a tree house. <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzMI">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzMI</a>
<p><b>The Parish Council OBJECTS to this application on the following basis:</b></p> <ul style="list-style-type: none"> <li><b>• The elevation plans purporting to be for 'The Oak' do not accurately reflect what has been built on scene. The Elevations show a single storey structure, whereas the development around the oak is in fact double storey. This needs to be clarified.</b></li> <li><b>• Whilst there is an arboricultural report now accompanying the application, it is extremely basic and doesn't seem to advise as to the future viability of the tree. It is clear that some limbs have already been removed, and that a certain degree of damage has been caused, however the report fails to identify the future prognosis of the tree, given the current structure which surrounds it and the associated works that have already taken place.</b></li> <li><b>• The applicant states that parking will now be located at the main Colemans Farm, however there is no plan detailing where this allocated parking is. Given there are thought to be up to 7 glamping units on the site, it is essential to understand where the allocated parking is, and if this is sufficient.</b></li> </ul>		

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- *There is no supporting information concerning lighting, and as such the potential for light potential in this rural setting. The promoting website seems to suggest some external lighting.*
- *If this Oak tree does not have a TPO, the Parish Council asks that consideration should be given to doing so given the possible age of the tree, and requests that the Planning Officer speaks to the Landscape Team to suggests this.*

**NOTE:** *It is understood that the website promoting this site encourages visitors to access the site via Colemans Lane, which over the past two years has seen a noticeable increase in vehicular traffic and disruption giving rise to complaints at a local level. The Parish Council continues to feel that the original proposal of access via School Road should be the preferred option.*

2. To **NOTE** any planning applications where EFDC would not normally accept comments;

EPF/1663/22 DRC	Land at Steers Farm, School Road, Toot Hill, CM5 9SD	Approval of Details Reserved by Conditions 5 `EVP' and 6 `Broadband' for EPF/1889/19 (Proposed new infill detached 5 bedroom house with detached carport). <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OKaq">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OKaq</a>
EPF/1407/22 DRC	Hilltop Farm, Toot Hill Road, Ongar, CM5 9LJ	Approval of Details Reserved by Condition 3 `Hard and Soft Landscaping' of EPF/0107/22 (Construction of outdoor, open air swimming pool within garden boundaries). <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000O4Bx">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000O4Bx</a>
EPF/1515/22 DRC	46, Bobs Barn, London Road, Stapleford Tawney, Romford, RM4 1SP	Approval of Details Reserved by Conditions 4 and 5 of EPF/2452/19 `Drainage' (Replacement dwelling). <a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OB1D">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OB1D</a>
3. To <b>NOTE</b> any other planning matters:		
EPF/3350/17 APPEAL	Land Between Doe's Farm and 60 Epping Road, Epping Road, Stanford Rivers, Essex, CM5 9SQ	Erection of two detached dwellings, associated garages and landscaping. Written Representations Appeal Against Refusal APP/J1535/W/22/3299870 Deadline for responses: 2 <sup>nd</sup> September 2022 <b>No Action was agreed.</b>

Meeting closed 18.55

Signed ..... Date .....