

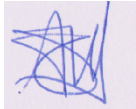
STANFORD RIVERS PARISH COUNCIL

Ware Farm, The Street, High Roding, Essex, CM6 1NT
Tel: 077 377 36365 **Email:** stanfordriverspc@gmail.com

Adriana Jones
Clerk to the Council

TO: ALL COUNCILLORS

You are hereby summonsed to attend a Meeting of the **Parish Council** which will be held on **Thursday 15th June 2023** in the **Toot Hill Village Hall**, Toot Hill at **5.30pm** to transact the business shown in the agenda below.



Adriana Jones, Clerk to the Council
 10th June 2023

AGENDA

QUESTIONS FROM MEMBERS OF THE PUBLIC

To **RECEIVE** questions from members of the public at **5.30pm**.

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

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.

Any 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 Parish Council meeting held on 11th May 2023.

5. INTERNAL AUDIT

To **NOTE** the internal audit for 2022/2023 was completed on 25th May 2023.

6. EXTERNAL AUDIT (AGAR) 2022/2023

Each year the Councils Accounts and Practices (known as the Annual Governance and Accountability Return - AGAR) are reviewed by an external auditor appointed by the Smaller Authorities' Audit Appointments Ltd. The following dates apply for this Council:

- The requirement for the public inspection period (to include the first 10 working days of July) will start 19th June and will end 28th July.
- The AGAR must be approved by 30th June 2023 and submitted to PKF Littlejohn by 3rd July 2023.

This year, the Council does not fulfil the criteria for exemption, and must undertake a limited assurance review. Council is asked to:

- a) Review the effectiveness of the system of internal control of this Council
- b) Consider the findings of this review
- c) Prepare the Annual Governance Statement (Section 1)
- d) Approve the Annual Governance Statement by way of **RESOLUTION**
- e) Consider the Accounting Statements (Section 2)
- f) Approve the Accounting Statements by way of **RESOLUTION**.
- g) Ensure that both the Annual Governance Statement and Accounting Statements is signed and dated by the person presiding at the meeting.

7. PLANNING APPLICATIONS

Councillors are asked to **CONSIDER** and **NOTE** the following matters:

1. To CONSIDER any planning applications submitted to the Parish Council for comment as detailed below		
EPF/1304/23	Brook Cottage, Mutton Row, Stanford Rivers, Ongar, CM5 9QQ	Prior approval for conversion of Agricultural Barn to a single dwelling house. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WWiU
2. To NOTE any planning applications that have been responded to via the Clerk delegated powers.		
EPF/0994/23 & EPF/0995/23	40, Berwick Lane, Stanford Rivers, Ongar, CM5 9PY	First floor extension to extend the existing flat roofed dormer to provide a first floor bathroom and ground floor alteration internal alterations and extension to existing outbuilding to create kitchen/living space with glazed roofed link to the house, plus Grade II listed building application for the same. The Parish Council has NO OBJECTION to this application, however it should be clarified as to whether or not the new outbuilding will be weatherboarded, as the supporting statement suggests it will be built with Soft Red Brick. It does not state that weatherboarding will be placed on the outbuilding to fit with the design of the current house, however the submitted plans suggest it would be weatherboarded. The Parish Council would support weatherboarding of this new addition.
EPF/0812/23	Little Orchard, Colemans Farm, Toot Hill Road, Stanford Rivers, Ongar, CM5 9QN	Outbuilding. Constructed with same materials as existing House. Barn doors for access and side window. The plans submitted are incomplete as they do not include two of the elevations of the proposed outbuilding, including the elevation with the proposed window. The Parish Council would like to see these elevations before commenting, and as such asks for this to be rectified and an extension of time given to allow the Parish Council to accurately consider the complete plans. It is also unclear what the outbuilding is for, and this would be very helpful as part of the deliberations.
EPF/0942/23	37, Cedar Lodge, Berwick Lane, Stanford Rivers, Ongar, CM5 9PZ	- Extension to existing dormer roof with accompanying canopy and PV's. - Single storey extension to hold a plant room - Minor amendments to windows and Juliet balcony As per the previous application (EPF/0821/20) there appears to be anomalies with the plans. The newly submitted application seems to show that the development is 'stepped down' between half and one metre, and whilst this doesn't affect the ridge line of the development, it is unclear permission is needed for this as the build is inconsistent with the approved plans. The proposed changes to the windows / Juliet balcony would not be possible with the current approved plans (EPF/0821/20) and as such this unapproved 'stepping down' seems very relevant and should be addressed. In addition, the proposed plans are inconsistent with both the submitted block plan and the approved plans, as they seem to show a much 'shorter' development. Whilst there is no particular concern regarding the plant room, the Parish Council feels it is essential that all the plans

*Meeting: PARISH COUNCIL**Date June 2023*

		submitted are technically correct, in order for the application to be correctly considered.
3. To NOTE any planning applications upon which EFDC do not normally accept comments		
EPF/1102/23	Widows Farm, Toot Hill Road, Ongar, CM5 9QR	Application for approval of details reserved by condition 3'Surface Water', condition 4 'EVCP', condition 7 'Hard and Soft Landscaping', condition 9 'External Finishes' and condition 10 'Contamination' on planning permission EPF/2649/22 (Variation of condition 2 plan no's on EPF/2330/21 (Proposed demolition of existing stable building and construction of single storey dwelling and associated external works)

8. PUBLIC CONSULTATION SOLAR FARM

Councillors will recall that Anglo Renewables is preparing to submit a planning application to Epping Forest District Council for a solar farm at Berwick Lane, Stanford Rivers, Ongar, CM5 9PX. It is understood that the solar farm would produce enough clean, renewable electricity to power approximately 6,011 homes per year. It would also offset approximately 5,284 tonnes of CO2 per year. A public consultation of the proposal was conducted on Tuesday 16 May 2023. Councillors are asked to **CONSIDER** the feedback from this presentation and residents views, along with considering if they would like to meet with the applicants / site promoters.

9. TOOT HILL VILLAGE HALL BOILER

Councillors are asked to note that the Toot Hill Village Hall boiler no longer works. Whilst this isn't a particular issue in terms of heat as we are now in summer, this also means there is no hot water, which is causing a problem for hall hirers. Both the Chairman and Clerk will give an update on the options available, and Councillors will be asked to **AGREE** what action they would like to take.

10. DATE OF NEXT MEETING

Councillors are asked to **NOTE** the date of the 2023 meetings:

- 13th July 2023