

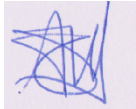
STANFORD RIVERS PARISH COUNCIL

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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 13th July 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
 9th July 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 Extraordinary Parish Council meeting held on 15th June 2023.

5. MEMBERS REPORTS

To receive brief reports from Members and to **RECEIVE** any questions emanating from those reports:

- Chairman's Report
- Vice Chairman's Report
 - River Roding Email from EA reference flood risk
- District and County Councillor Reports
- Parish Councillors Reports

6. CLERKS 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, which at the time of printing the agenda includes the following:

- ECC Electronic Vehicle Charge Point Strategy consultation - ends 30 July 2023.
- Planters on Highway Verge at Mill Lane reported - 2856038.
- Fly Tipping in layby near Murrells Farm reported, and removed within 24 hours.
- Concern raised by local resident of cars for sale parked in and around Garden Fields.
- The AGAR for 22/23 has been submitted and all the relevant notices erected.

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- Presumed accident at London Hoist, resulting in damage to the Parish Notice board (supplied by EFDC) and the signage and bench. All have been reported to the relevant authorities, and an update is awaited.
- From 1st June EFDC will no longer be notifying residents and businesses within 150 metres of premises that are subject to an application submitted under the Licensing Act 2003. By doing so, EFDC is going over and above what is legally required, and state it is placing an unnecessary financial and administrative burden on the District Council and is inconsistent with other Local Authorities both locally and nationally who follow the statutory consultation only. The Councils Licensing Team will, however, continue to notify Town and Parish Councils electronically of new applications.
- White Bear Path requested to be cut again, as was not cut.
- EALC AGM 21st September Colchester Stadium
- It is understood that a group of local residents have cut the green on Barn Mead, even though it is the responsibility of EFDC to do so.
- Notification from local resident about major potholes, especially along School Road.

7. NEIGHBOURHOOD WATCH

To **RECEIVE** an update on the Stanford Rivers Neighbourhood Watch Scheme.

8. PRE-APPLICATION APPROACH FOR POSSIBLE DEVELOPMENT IN MILL LANE AND PARKING IN BARN MEAD, TOOT HILL

At the May Parish Council meeting there was an agenda item concerning the idea of a housing development in Mill Lane which would encompass a new public parking area to address the issue of parking in and around Barn mead. At the meeting, it was clear that residents felt there was not a parking issue around Barn Mead, and that this was a ploy to obtain planning permission. The land owner has now submitted an alternative plan and has asked that this be placed on the July agenda for public comment. Councillors are asked to note that this is not a planning application, but a proposal for informal comment. Attached to the agenda is a copy of the proposal.

9. VEHICULAR SPEEDING AND SAFETY MATTERS IN THE PARISH

To **CONSIDER** the following matters:

a) Community Speedwatch

To receive an update on matters concerning the Community Speedwatch Programme.

b) Speederbot

To receive an update on any matters concerning the speederbot Programme.

c) Vehicle Activate Signs / Speed Camera

The Clerk has been advised that if the VAS signs located at either end of Little End were purchased by the Parish Council and the Council wants to make changes then it needs to liaise with the manufacturer to enquire with them about getting it changed over. Regrettably due to the large amount of VAS and SID units on the highway network which were installed some years ago (and now falling into disrepair) without a strict policy with regards to where they were placed, and nothing put aside for the future maintenance liability, ECC is stuck in an impossible position as there is simply not the funding available to repair or replace them. As such, the Clerk has obtained quotes from the manufacturer to replace the VAS sign in Little End, details of which will be provided at the meeting for Councillors to consider. The Clerk has also asked for further details from the LHP contact regarding a request for a speed camera.

d) Overgrowth through Little End

The Clerk has met with the Councils grounds maintenance contractor. An update will be given at the meeting.

10. PLANNING APPLICATIONS

a. Councillors are asked to **CONSIDER** the following matters:

1. To CONSIDER any planning applications submitted to the Parish Council for comment as detailed below		
EPF/1434/23	Oak Lodge Stud, Mill Lane, Stanford Rivers, Ongar, CM5 9SF	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.

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		https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Wfgz	
EPF/1460/23	Great Colemans, Romford Road, Stanford Rivers, Ongar, CM5 9PD	Grade II listed building consent for internal alterations to improve the layout of the existing dwelling https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Whg5	
EPF/1470/23LB & EPF/1467/23	Clarks Farm, Mutton Row, Stanford Rivers, Ongar, CM5 9QH	Application for alterations and conversions of outbuilding to the south of Clarks Farmhouse to be used as an annexe, and Grade II listed building for the same. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Wixg	
EPF/1105/23	Elm Cottage, Cumley Road, Stanford Rivers, Ongar, CM5 9SJ	Loft conversion including raising of ridge and four dormer windows. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001WIAf	
2. To NOTE any planning applications that have been responded to via the Clerks delegated powers			
NIL			
3. To NOTE any planning applications upon which EFDC do not normally accept comments			
NIL			
4. To NOTE any other planning matters			
NIL			
5. To NOTE the following planning decision by EFDC			
EPF/2702/22	Land North of Shonks Mill Bridge, Shonks Mill Road, Stapleford Tawney	A Hybrid planning application. Full planning application for a Flood Storage Area upstream of the M25 on land to the north of Shonks Mill Bridge, Shonks Mill Road, near Stapleford Tawney, Essex. It will provide protection for flood events up to the 1 in 200 year occurrence for properties downstream of the FSA, predominantly in the London Borough of Redbridge. Outline application for 2 replacement dwellings that need to be built to replace 2 that will be lost as part of the FSA	Permission Granted

11. PUBLIC CONSULTATION SOLAR FARM

It was agreed at the June meeting that a set of questions should be submitted to Anglo Renewables to answer, before the Parish Council decided if it wished to meet with the site promoters. These questions were required to clearly set out the Councils position. The following questions have been submitted:

1. The site is located on approximately 34ha of Grade 2 agricultural land – Grade 1 being the best and most versatile land for farming. Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. What justification is there as to why this area of land been chosen, and are there not other less versatile sites that could be used?
2. The location of the Solar Farm will have a seriously detrimental effect on two properties, as well as disruption for many other properties within the area. So far all the feedback received by the Parish Council from local residents has been unsupportive of the proposals, for reasons which are entirely valid from a residents perspective, and reasons which will undoubtedly affect the quality of their daily lives. Can you advise:
 - a. What measures have you taken to ensure these residents will not be unduly affected?
 - b. Has consideration been given to siting the solar panels further from the two most affected cottages?
 - c. How will these residents benefit from the proposals?
 - d. What benefit, in terms of energy supply, will the residents of Stanford Rivers Parish receive (a number of other solar farms in the east providing 'local' energy supply)?

- e. Are you liaising directly, and having discussions with, the two properties in Berwick Lane directly adjacent to the site?
3. What evidence do you have, citing other schemes across the country as evidence, that prove the landscape character will not be affected, and that the land can be returned to agricultural use after the 40 years?
4. Deer protection Fencing is to be erected around the site – what measures will be taken to ensure this does not detrimentally affect the movement and wellbeing of deer?
5. The plans state that ‘proposed vegetation’ will be planted to the rear of the two cottages. Can you please advise what this means, what will be planted, and what height it will be at the time of planting, and in five years time?
6. Berwick Lane is for the most part a single track rural road, unsuitable to heavy traffic. What measures will be taken to ensure the road surface is made good as a result of the damage caused by the vehicles travelling to and from the site during the construction phase?
7. It is understood that it takes between 5-10 years to pay off the costs associated with creating a solar farm, after which time the site is in essence solely making a profit. It is stated that you hope to set up a community benefit fund of £25,000 which will be invested in suitable community projects directly benefiting local residents. Can you explain why you feel the amount stated is a reasonable amount given the expected profit and the disruption to residents, and how any monies would be managed and for what?
8. Can you explain why this proposal does not affect the openness of the green belt?

It is hoped that a response will be received in time to be reported at the meeting.

12. DEFIBRILATOR, LITTLE END, WOODMAN

Councillors are asked to note that the new defibrillator has been installed at the Woodman, Little End. It is located on the side wall, just to the left of the property as you are facing it.

13. HIGHWAYS / FOOTPATHS

a) Local Highway Panel Request

To NOTE the following updates:

- LEPP192054 – A113 London Road, Stanford Rivers Signage scheme – Scheme completed.
- LEPP202047 – A113 London Road, Stapleford Tawney, request for traffic calming measures and signage JW Epping Lane / A113, at Validation Stage. NOTE: This was submitted by the Parish Council, but is not within the Parish. Councillors are asked to note that a further accident occurred at this location on 25th June. Reflectors seem to have been placed on the farmers gate. The Clerk has asked for an update on this scheme.

b) Mill Lane Triangle

The Clerk has liaised with a representative from ECC, who has advised the Mill Lane Triangle is what is known as a Bennett junction and is quite unique to Essex. She has understood the concerns raised, and is happy to work with the Council towards a solution that is acceptable to everybody. She has confirmed that it would not be possible for sleepers to be placed around this verge as if a car hit them, the incident could be worse than if the sleepers were not in situ. This is a safety issue and would never pass a safety audit. She advises that the first problem needed to be overcome is the corner areas that are driven over and overrun. This could be topsoiled and seeded. To allow any success for it to grow, it may need placing barriers around it to assist. Anything placed on the public highway, must always be a minimum of 0.450 metres from the carriageway edge. This rule applies to everything. She has asked if consideration has been given to a raised flower bed, with low line flowers/shrubs/heathers. This would be a dugout flower bed with the earth raised from the edge, so you can plant low line plants at the bottom but on the raised earth. This must not stop any forward visibility at any time. The raised flower

bed does not have to be very high, just high enough for residents to realise that there is more to this area than just grass to park on. Councillors are asked to **CONSIDER** this matter.

14. RIVER RODING PROJECT

On 26th June an online Zoom session was held with members of the Environment Agency, Navestock Parish Council, and other interested parties, regarding an update to the Modelling for the River Roding Project. On 6th July, EFDC approved application EPF/2702/22 – details of which are included earlier in the agenda. Brentwood Borough Council are yet to make a decision.

15. TOOT HILL VILLAGE SHOW

This years Toot Hill Village show will take place on Saturday 5th August, 12pm to 5pm. The Council will have a stand at the show. Councillors are asked to **AGREE** the format of the stand, plus which Councillors will be able to attend and support the stand.

16. TOOT HILL VILLAGE HALL

- a) Gates – Whilst the gates had been installed, it was noticed following installation that the gates had been manufactured incorrectly, with the cross rails being out of alignment. The Councils contractor subsequently arranged for a new set of gates to be delivered, and these have now been installed. The contractor claimed back £280 from the gate manufacturer who also sent someone to help with the refitting of the gates which also helped cover the cost of re-staining the gates. Therefore, there is no extra cost to pay.
- b) Works have now taken place to clear to rear of the Village Hall. A number of deep rooted tree trunks and foliage needed to be removed.
- c) On 25th June 2023, the Toot Hill Village Hall was hired to a cycling organisation, running a charity cycle event. The Clerk checked in with the hirer that the hire was successful, however was advised that the directional markers the hirer placed outside the entrance to the hall and on the corner advising the cyclist of the location of the hall were continually getting taken down, and even turned so that the cyclists were sent in the wrong direction. Despite these being replaced 3 times, they were taken down as quick as they went up and in the end the hirer had to put a volunteer on the corner of the road directing the cyclists. There were also some stakes taken from the end of the road. As this was a very hot day, this proved rather dangerous as people missed the refreshment stop (the hall) and were left dehydrated, including some less able riders with motor neurone disease.
- d) The Clerk has contacted 5 contractors to see if they are interested in quoting for the supply of an ASHP for the hall. In addition, a different Gas Safe plumber has visited the hall to provide a second opinion on the issues with the boiler. Two case studies have been sent to Councillors. The Clerk will provide an update at the meeting.
- e) Request from adjacent resident to cut back weeds which were growing through their fence.

17. NEWS AND VIEWS

Next edition will go out w/c 10th July.

18. FINANCIAL REPORTS

a. To Approve payments, and to note the current status of accounts:

Reference	To	For	Amount
BACS	Adriana Jones	Clerks Salary June and July 2023	£1,109.26
BACS	HMRC	PAYE June & July 2023	£277.40
BACS	David Wickham	Clean Toot Hill VH May & June Phone box tidy, new concrete path by access gates at entrance to VH.	£778.73 (£0 VAT)
BACS	Eon	Electricity Supply Village Hall May and June	£13.04 £56.36 (£4.99 VAT)
BACS	Calor Gas	Gas supply standing charge	£20.59 (£0.98 VAT)
BACS	DGM Electrical	Installation of Defibrillator at Woodman	£180.00 (£0 VAT)

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BACS	RCCE	23/24 Affiliation Fees	£72.60 (£12.10 VAT)
BACS	Auditing Solutions	Final Internal Audit 22/23	£108.00 (£18.00 VAT)
BACS	L Heard	Refund issue with hot water / heating at Village Hall Hire	£28.50

Bank Balances as at 30 June 2023

Unity Current Account 4775	£ 3,915.33
Unity Deposit Account 4788	£ 69,989.66

INCOME:	£ 354.78 – Unity Bank Interest Deposit A/C
	£ 123.20 – Hire THVH Sainsbury 24/6
	£ 90.00 – Hire THVH Sportive UK 25/6
	£ 105.60 – Hire THVH Folk Club 21/4 & 19/5
	£ 2,038.67 – VAT return 22/23
	£ 85.80 – Hire THVH Hearn 13/5
	£ 130.00 – Hire THVH 15/4 & 2085 Silk Club
	£ 60.00 – Hire THVH 23/2 History Group (#49)
	£ 180.00 – Hire THVH 2023 History Group (#49)
	£ 193.60 – Hire THVH 2023 Floral Art Club (#50)
	£ 48.40 – Hire THVH Ladies Group 12/4, 10/5, 14/6 (#50)
	£ 193.60 – Hire THVH 2023 Floral. Art Club (#50)

19. DATES OF NEXT MEETINGS/EVENTSCouncillors are asked to **NOTE** the date of the 2023 meetings:

- 14th September
- 9th November