

Stanford Rivers PARISH COUNCIL

MINUTES

Meeting: PARISH COUNCIL

Date: 13th July 2023

Time: 5.30pm

Too Hill Village Hall, Too Hill Road, Too Hill, Essex

PRESENT:

Councillors (5) Cllr Glover (Chairman), Cllr Adams, Cllr Mrs Jackman MBE, Cllr Hollington
Cllr Saridja

Also in Attendance (1) - Adriana Jones – Clerk

Members of the Public (14) Members of public were present, inc EFDC Cllr Brady
Members of the Press (1)

QUESTIONS FROM MEMBERS OF THE PUBLIC

There were many members of the public present attending the meeting to raise points concerning different matters on the agenda. It was agreed that Members of the public could raise their concerns at that particular agenda item.

P14.1061 APOLOGIES FOR ABSENCE

Apologies received from Cllr Jackson and Cllr Tallon.

P14.1062 OTHER ABSENCES

None

P14.1063 DECLARATIONS OF INTEREST

Cllr Hollington declared a pecuniary interest in agenda item 8, however as there was no decision to be made, it was agreed Cllr Hollington could stay and answer any questions. If at any time in the future this matter was before the Council for a decision, Cllr Hollington would leave the meeting and not vote.

P14.1064 MINUTES

Councillors **APPROVED** the minutes of the Parish Council meeting held on 15th June 2023 as attached to the agenda.

P14.1065 MEMBERS REPORTS

- Chairman's Report – The Chairman advised he continued to work closely with the Clerk on a number of matters that were included within this agenda.
- Vice Chairman's Report – Cllr Jackson had provided a written report as follows:
We did a speedwatch session a couple of weeks ago. 20 cars reported driving over 38mph. We were treated to a fair amount of verbal abuse which highlights why we always need three people at every session. New Defibrillator - we need to make sure residents are aware of where it is and how to use it. Cannot attend Too Hill Show but will give the gun to John if required. Roding Project – asked that redacted version of the email sent to all affected upstream residents so that they can challenge their insurance companies if they try to boost premiums based off increased flood risk post build or better still can we ask the Environment Agency to produce something more generic that can be circulated. We should thank highways for the speedy removal of the Fly Tip outside Murrels Farm. This is the first fly-tipping we have seen since the new reflectors were installed and shows how important it is to keep the grass in-between reflectors at a very low level. Regards the Solar Farm felt they were good questions but can we add that the answers to these are to be used as discussion points at the meeting. Also I think we should refer to the £25,000 as derisory and ridiculously small considering what they will be getting out of this v's what we as a Parish will be giving up.
- District and County Councillor Reports – Cllr Brady advised that the Moletrap Public House was closing. In addition a new head of Enforcement had been employed at EFDC so it was hoped dealing with Enforcement matters would improve.
- Parish Councillors Reports – Cllr Adams stated that the Parish Council had put in an interest to lease the land that was previously used by the adjacent property as a dumping ground. The land had not been cleared. It was noted that the information from ECC had been rather sporadic. Cllr Saridja asked what the Parish Council would do with the land, to which Cllr Adams stated that the area of land was fairly large, and if we leased it the land could be incorporated into Jubilee Green. Cllr Adams **PROPOSED** that this Council formally put in a request to lease it and to find out more information in

Stanford Rivers PARISH COUNCIL

terms of how much this would cost, which was **SECONDED** by Cllr Saridja. EFDC Cllr Brady stated that Theydon Mount had a similar issue around 30 years ago, and members of the Parish Council were able to claim the land.

P14.1066 CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

Members **RECEIVED** a verbal report from the Clerk as follows:

- 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. No issues raised locally to Councillors. Councillors stated there were a number of cars seemingly always parked in front of London Hoist on their land but next to the adjacent house.
- The AGAR for 22/23 has been submitted and all the relevant notices erected.
- 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 the Street Furniture Team.
- 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. Cllr Mrs Jackman suggested that perhaps this Council should be letting neighbours know.
- 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. A local resident had suggested the Parish Council should consider taking over responsibility for the maintenance of this Green, or even ownership. It was suggested this was put on September agenda.
- Notification from local resident about major potholes, especially along School Road. These have been reported to Cllr Mclvor to repair as part of Member pothole scheme.
- The bottom part of the door to the Phone Box has rotten. There are two options – replace it or repair. Quote received. Councillors agreed to repair.
- Speed Camera - Currently waiting for DfT to publish guidance on the use of speed cameras by local authorities, which is understood to be due 2023. Been advised by the LHP representative that at present, speed cameras were not something the Local Highway Panel could consider although this will hopefully change in the not-too-distant future.

P14.1067 NEIGHBOURHOOD WATCH

Cllr Adams reported that there had been no crime reports for the Parish over the past couple of months, but that there had been a theft of a Land Rover in an adjacent parish.

P14.1068 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 landowner has now submitted an alternative plan and has asked that this be placed on the July agenda for public comment. The Clerk advised that this was not a planning application, but a proposal for informal comment, and suggested that Councillors do not offer an opinion on the project as this could fetter them should such an application come before Council in the future. Attached to the agenda was a copy of the proposal, which was also displayed live at the meeting.

The landowner explained the proposal, stating that this originally came about because of parking problems in the middle of Toot Hill, and that he disagreed with the statement from the last meeting from residents that there was not a parking problem as he continues to see vehicles parked on the Triangle at the bottom of Mill Lane, which causes problems. This new scheme proposes a roadway through the front of Barn Mead, across the green to allow people to park in front of their houses. Some people have already commented stating that the parking goes over the front of their property, but this would be easy to adjust and move away slightly and perhaps put it on the other side of the proposed footpath. The landowner explained fully what his proposals were, stating he had not put a planning application in, and really it would be up to the residents of Barn Mead if they would support it.

Stanford Rivers PARISH COUNCIL

The Chairman invited members of the public to address Council with their comments. To start with there was a mixed feeling, with some residents stating it was a good idea because there was indeed a problem with parking, however others very opposed to the proposals stating there wasn't a parking issue. There were a number of questions and points raised by residents which included:

- Would the parking in the layby at the front of Barn Mead be removed?
- How would the delivery drivers be stopped from driving very fast along the proposed new road?
- The use of Barn Mead green is the only form of exercise some residents of the area get, and the proposals would cut certain individuals independence.
- Some residents do not want a road coming at the front of their houses.
- The proposal could open up the issue of Travellers accessing the green.
- Vans that park on the triangle are there in the day mainly because they are doing building work on local houses.
- Two trains of thought – those that have garages, and those that don't.
- Any application would need to sympathetic to those that have garages and don't need extra parking.
- Residents put proposals to EFDC years ago and told cannot do as would ruin the street scene.
- Who would be responsible for maintaining the new road, as the Council don't look after the green or pavement as it is.

The Chairman thanked the residents for their feedback on the proposal, and clarified that the Parish Council has no ownership or responsibility of any of the areas of Barn Mead, and that if residents had any concerns about the pathway or green, they would need to contact EFDC directly. A local resident suggested that the Parish Council should take on the ownership of the green. ECC Cllr Brady advised that EFDC was in an extremely difficult financial situation and they are looking for cost savings in all different areas, so it may be that they have reduced the cutting schedule for this green. She also stated that she didn't believe you would ever get EFDC to pay for a second road and additional parking, however with planning it is quite normal that developers provide a 'carrot' to the local community in order to get planning through, and this community benefit would be an example of this. All that is happening at present is lots of residents who have stated over the past few years they don't have enough parking, and that she was sure that if residents wanted to club together and pay to have extra parking in on Barn Mead green, this could possibly be done, and is probably the cheapest option to provide parking. This would cost EFDC a lot of money in the long term, and EFDC simply would not agree to fund it themselves. It was noted that not everybody owns their own properties on Barn Mead, so this could cause issues. ECC Cllr Brady stated that she had put this suggestion forward around 4/5 years ago, however a number of residents advised they had not heard about it, and asked if they could see costings for what was proposed. The Clerk advised that Cllr Tallon had originally raised the issue of parking around 4 years ago, and it had been on the Parish Council agenda almost every meeting since, so it was interesting to hear at the May meeting that there was not a problem with parking.

Councillors agreed that there had been enough discussion on this matter, and that going forward residents would need to liaise directly with EFDC regarding if they want to pursue any further parking options as it was EFDCs land and thus EFDCs responsibility. Cllr Mrs Jackman stated that she was upset that the District Council was not fulfilling their obligations, and hearing that they do not cut the green on Barn Mead was very disappointing suggesting more pressure should be put on the District Council. Cllr Brady confirmed she would take this back to EFDC, however she had looked at the path a few years ago and felt it wasn't too bad, however she was unaware there were disabled residents living in the area, and was sure EFDC would help if this was the case.

The Chairman thanked the residents for attending and giving their views.

P14.1069 VEHICULAR SPEEDING AND SAFETY MATTERS IN THE PARISH

a) Community Speedwatch

In the absence of Cllr Jackson, Cllr Adams provided an update, stating that one speedwatch session had taken place in Little End, and one in Toot Hill. Community involvement continued to be limited, and there was an opportunity to do more sessions. The new roundels and gateway signs on London Road were now installed, but that there really needed to be more involvement from the Police to reinforce the work done by the CSW Teams, especially as gateway work has now been done. The police had previously stated that the Council simply needed to ask and they would attend. Cllr Adams confirmed he would speak with Cllr Jackson to try and organise more sessions. The Clerk confirmed she would contact the police and ask them to attend.

b) Speederbot

Cllr Adams advised that Speederbot and CSW go hand in hand together, and there was no update on

Stanford Rivers PARISH COUNCIL

this matter.

c) Vehicle Activated Signs / Speed Camera

Councillors noted that the Clerk had 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 had obtained quotes from the manufacturer to replace the VAS sign in Little End. The quotes received were as follows:

- VAS Sign with ANPR which flashes up - £26,000
- VAS Smiling / Sad face sign - £4,075 – can collect speed data
- Portable ANPR Sign for CSW - £3,845 – does the same thing as person writing down the number plate

Councillors noted that if the signs were purchased from any other supplier than Westcote, a further surcharge would be charged to allow for any changes needed as this was not their original installation. Councillors were shocked at the prices of these signs given that we already have the posts, and were not sure they could justify the cost to parishioners, given signs were already in place. ECC will not pay any money to maintain the current signs. Westcote were the original installers. Councillors considered this matter and **AGREED** to leave the current signs in place at this time, however continue to look at the other signage placed on fixed posts on private land.

d) Overgrowth through Little End

The Clerk confirmed she had met with the Council grounds maintenance contractor however a quote had not yet been received. She had chased this up.

P14.1070 PLANNING APPLICATIONS

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. NO OBJECTION	
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 NO OBJECTION subject to listed building officer consent	
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. NO OBJECTION subject to listed building officer consent	
EPF/1105/23	Elm Cottage, Cumley Road, Stanford Rivers, Ongar, CM5 9SJ	Loft conversion including raising of ridge and four dormer windows. NO OBJECTION	
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	Permission Granted

Stanford Rivers PARISH COUNCIL

		Redbridge. Outline application for 2 replacement dwellings that need to be built to replace 2 that will be lost as part of the FSA	
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P14.1071 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 Council's position. The following questions had 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?

Councillors noted that no response had been received. The Clerk had also contacted 4 Parish Councils across the country, two of which had come back to her. The Clerk read out these responses for Councillors information. It was **AGREED** the Clerk would chase Anglo Renewables for a response.

P14.1072 DEFIBRILATOR, LITTLE END, WOODMAN

Councillors **NOTED** that the new defibrillator had been installed on the side wall of the Woodman, as you are facing it front the road. This has a coded lock known by the Clerk, the Manager at the Woodman, and the East of England Ambulance Service. New signage will be erected for ease of identification. Residents will be notified of its location by way of an article in the News and Views.

Stanford Rivers PARISH COUNCIL

P14.1073 HIGHWAYS AND FOOTPATHS

a) Local Highway Panel Requests:

Councillors **NOTED** that the Clerk had requested an update from Cllr McIvor on the following schemes:

- LEPP192054 – A113 London Road, Stanford Rivers Signage scheme – Work Completed, however there had been a complaint from a member of the public who lived at Bridge Farm stating this new sign now impeded their sightline when exiting the property, which was causing a safety concern. The member of public was present at the meeting and the Chairman invited her to address the Council. The member of the public explained that the newly installed signs were very different to the previous ones, and that they were blocking visibility when exiting Bridge Farm. The resident stated that personally she would prefer they were entirely removed, and queried the reason why they were there at all. The Chairman confirmed he had also visited site, and whilst he was happy with the new signage, the purpose of which was to alert drivers they were entering a village environment, it does seem to cause a slight visibility issue and could do with being moved further towards Ongar. Cllr Adams stated it was disappointing that the Parish Council had no input in the design process. The Bridge Farm resident stated that Bridge Farm has two access points, and it seemed silly that one was in a 30MPH zone and one in a 60MPH zone. The Clerk explained that moving speed limits was a very lengthy and complicated process, with strict requirements about where signage was located. It was **AGREED** that the Clerk would contact the LHP team asking for a copy of their scheme design, and ask them to come out and have a look and see if they are happy with it.
- 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 advised that the first problem needed to be overcome was the corner areas that were 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 had asked if consideration had 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 **AGREED** they would like to continue the dialogue with ECC to find a solution.

P14.1074 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 were included earlier in the agenda. Councillors noted that Brentwood Borough Council were yet to make a decision. The Chairman invited a member of the public to speak on this matter. The member of public, a farmer in the local area, stated that he had not been aware or informed of the planning application for this project, and expressed concern as to what information had been submitted as part of the application. He advised that were serious concerns not only with himself but other people in the area as to the accuracy of modelling that had been presented, with the plans showing the level of flooding being slightly less than what occurs already which he found frankly laughable. He explained that the stated purpose of the flood storage area was to spread the load of flooding outside the peak of the rainfall, to save those downstream of flooding, and that his land which was further towards Ongar would now flood with greater frequency and to a greater depth. He was concerned that the EA did not fully appreciate or model the level of flooding they are likely to incur, and supported the concerns of the Parish Council that Bridge Farm and the A113 may experience a greater occurrence of flooding. He asked what was presented to the Parish Council by the EA.

Stanford Rivers PARISH COUNCIL

The Chairman advised that there had been a number of sessions, including a number of public meetings which were advertised locally, and that at the last meeting updated modelling was presented (updated from roughly a year ago). Councillors were not experts in such matters, and it would seem sensible to assume that the Environment Agency were, considering this is their field of expertise. The Parish Council had liaised with another local farmer whose land would be forming the bund and storage area, and to a degree depended on his assessment of the situation to identify any concerns which were subsequently raised with the EA. The resident stated that what he could not agree with was EA's statement that these works would not affect the upper part of the river to any extent at all. The Clerk confirmed a copy of a written report received from a local farmer was received and distributed to all Councillors. The Chairman explained when the EA presented this to Council they clearly stated that there would be no further risk of flooding to the local community, and to disprove this you would need to be an expert in the matter. After further discussion, it was **AGREED** that in light of the fact that the Parish Council were not experts, the Clerk should write to Brentwood Council at the very least to make the planning officer aware that there was local concern about the accuracy of the information submitted with the application by the EA. This would be useful in the future for local residents should additional flooding occur.

P14.1075 TOOT HILL VILLAGE SHOW

This year's village show would be taking place on Saturday 5th August 12pm to 5pm. It was agreed to follow the usual approach of showcasing the speed camera and community speed watch. Both the Clerk and the Chairman would attend, and other Councillors were urged to pop in.

P14.1076 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 Council's 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 had contacted 5 contractors to see if they were 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 had also been sent to Councillors. The Clerk advised that she had a conversation on 10th July with a company called Nu-Heat who supply and install Air Source Heat Pumps. They advised that an Air Source Heat Pump runs very differently to a normal boiler. It's running temperature is normally between 40 and 45 degrees, and it runs continuously at this lower temperature – this is how it is most effective. If you have a hall which is less than around 10-20 years old, the first thing that needs to be done before considering an ASHP is an envelope test. ASHPs work well with well insulated buildings, and if the building is not well insulated then the heat pump will have to work much harder and thus cost more to run. In addition, ASHPs work best with underfloor heating as this provides a slow release of heat. If the intention is to stick with radiators, then the general rule of thumb is that you need a three times larger output (3 times the amount of radiators / larger radiators) to give of the same heat as underfloor heating, as it runs at a lower temperature. In addition, installers of ASHPs are required to get the installation commissioned and signed off by MCS (Technical spec for heat pumps). They are required to show that it is operating correctly following a room heat loss calculation in accordance with the MCS standard. People will not install a heat pump if the MCS sign off won't meet the standard. The person commissioning the heat pump is fully responsible for the heat that it omits. The Clerk recommended that an ASHP should not be considered unless a full site survey had been completed on the hall to understand the level of insulation both in the roof and the walls, as an ASHP may not be suitable for the hall without a considerable amount of work being undertaken.

Stanford Rivers PARISH COUNCIL

On 7th July, a GAS Safe boiler engineer visited site and advised that the plate heat exchanger to the boiler was blocked, the diverter valve and motor were faulty, and the pump is weak due to the system being dirty. The boiler is over 17 years old. He had provided a quote to drain system, replace the boiler with ideal logic max 30 and convert to LPG, power flush system, replace 10x radiator valves with TRV's, fit new wireless stat, install central heating and cold main filters, alter all pipework and sign of with gas safe certificate. The quote for these works was £2880+VAT. Councillors **AGREED** this was the best course of action at this point and accepted the quote to replace the boiler. No further action was agreed regarding an ASHP.

- e) Request from adjacent resident to cut back weeds which were growing through their fence. The Chairman had dealt with this and weeds were cut back / sprayed.

P14.1077 NEWS AND VIEWS

Next edition would go out the following week.

P14.1078 FINANCIAL REPORTS

The following payments were **AGREED**.

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)
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
BACS	Viking Direct	Stationery / Stamps N&V	£243.58 (£18.58 VAT)
BACS	SK Automotive	Cutting of various areas in the Parish April to 11 July, plus hedge cut near phone box	£2,268.00 (£378.00 VAT)

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)

P14.1079 DATES OF NEXT MEETINGS/EVENTS

Councillors **NOTED** the date of the next meeting:

- 14th September, 9th November

Signed Date