

STANFORD RIVERS PARISH COUNCIL

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Adriana Jones

Clerk to the Council

TO: ALL COUNCILLORS

NOTICE OF MEETING

You are hereby invited to attend a meeting of the Planning Committee which will be held on **Monday 30th June 2025 at 6pm**. This meeting will be held in the Toot Hill Village Hall.



Adriana Jones, Clerk to the Council

23rd June 2025

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. QUESTIONS FROM MEMBERS OF THE PUBLIC

To **RECEIVE** questions from members of the public. 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.

5. PLANNING APPLICATIONS

To consider the following applications for comment:

1. To CONSIDER any planning applications submitted to the Parish Council for comment as detailed below		
EPF/0718/25 OUT FULL	Land adjacent to Epping Road and School Road Toot Hill Stanford Rivers (Eastings 551534 Northings 202297)	Outline planning application (all matters reserved except for access points to the development proposed) for 10 dwellings, parking, landscaping, associated infrastructure and demolition. https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000006pO9h
EPF/1145/25 HH	56, Epping Road, Stanford Rivers, Ongar, CM5 9SQ	Removal of existing rear extension, erection of porch, new driveway and planting, garage conversion and side extension with eaves to match existing height and flat roof. https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008Lsgj
EPF/1106/25 HH	5, Toot Hill Road, Ongar, CM5 9QW	Two storey side and part rear extension, rear dormer. https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008C9ZC
EPF/0960/25 FULL	22, Murrells Farm, London Road, Stanford Rivers, Ongar, CM5 9QE	Demolition of a former farm building granted change of use to residential and the erection of a new dwelling to a similar mass and footprint. https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007h2KJ
2. To NOTE any planning applications where EFDC would not normally accept comments;		
EPF/1210/25 PN	3 Church Cottages, Rosary Cottage, Church Road, Stanford Rivers, Ongar, CM5 9PS	Proposed 6.00m deep, single storey rear extension with a maximum roof ridge height of 3.85m and height to eaves being 2.85m (Prior approval Part 1 Class A.1(ea): Larger home extension) https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008fEvG

Meeting: Planning Committee**3. To NOTE the other planning matters****APPEAL – LONDON HOIST**

Location: 43, London Road, Stanford Rivers, Ongar, CM5 9PH

Application: Proposed siting and operation of a tower crane (Linked with an Enforcement Appeal

Ref: APP/J1535/C/24/3350190 on ENF/0223/23) - Original EFDC Application number: EPF/0355/24

Appeal Ref: APP/J1535/W/24/3350572

APPEAL START DATE: 24/11/24

Representations must be received no later than Tuesday 1 July 2025

Update: Notification received that this appeal will be heard by way of a hearing, date to be confirmed. The Parish Council is able to attend. The Parish Council submitted responses to the Planning Inspectorate for both appeal numbers in January 2025 – 3350190 & 3350572

4. To NOTE the following planning decisions by EFDC

EPF/0498/25	56, Epping Road, Stanford Rivers, Ongar, CM5 9SQ	First floor extension, side dormers, rear extension, new porch and conversion of garage.	Refused 8/5/25 PC had no objection to this application. Refused for reasons of bulky and unsympathetic form of development, impact on neighbouring property, disproportionate in green belt
EPF/0529/25	Land adjacent to Willows End, Cumley Road, Toot Hill, CM5 9SJ	Construction of new dwelling. Resubmission of refused application EPF/0486/24.	Refused 16/5/25 PC objected to this application. Refused for reasons of overlooking and loss of privacy for neighbouring occupants, insufficient parking, possible harm to the structural stability of neighbouring buildings
EPF/0699/25	3 Church Cottages, Church Road, Stanford Rivers, Ongar, CM5 9PS	Certificate of Lawful Development for proposed rear extensions.	Not Lawful 20/5/25 PC unable to comment
EPF/0700/25	3 Church Cottages, Church Road, Stanford Rivers, Ongar, CM5 9PS	Certificate of lawful development for a proposed outbuilding.	Lawful 20/5/25 PC unable to comment
EPF/0698/25	3 Church Cottages, Church Road, Stanford Rivers, Ongar, CM5 9PS	Certificate of Lawful Development for proposed single storey side extension.	Lawful 21/5/25 PC unable to comment
EPF/0804/25	6, Garden Fields, Stanford Rivers, Ongar, CM5 9PL	Application for approval of details reserved by conditions 3 (surface water disposal) & 4 (landscape) on planning permission EPF/2534/23 (External retrofit works and rear extension to the property owned by Epping Forest District Council, by upgrading the	Approve 28/5/25 PC unable to comment