

Stanford Rivers PARISH COUNCIL

MINUTES

Meeting: PLANNING COMMITTEE

Date: 30th June 2025

Time: 6pm

The Public and Press were invited to attend

PRESENT:

Councillors (7) Cllr Glover (Chairman), Cllr Jackson, Cllr Saridja, Cllr Adams, Cllr Hollington, Cllr Tallon
Cllr Mrs Jackman

Also in Attendance (1) - Adriana Jones – Clerk

Members of the Public (17) inc EFDC Cllr Amos

Members of the Press (1)

PLAN.001/25 APOLOGIES FOR ABSENCE

ECC Cllr McIvor had given his apologies.

PLAN.002/25 OTHER ABSENCES

None.

PLAN.003/25 DECLARATIONS OF INTEREST

None.

PLAN.004/24 QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chairman welcomed members of the public.

Mrs McIvor was present representing ECC Cllr McIvor, and addressed the Committee reading out a report from Cllr McIvor apologising that he could not attend this meeting as he was away at a Local Government conference. He advised that following the recent changes at EFDC, he was barred from voting on any planning application within the Rural East area should it go to EFDC Committee, however he would be able to address the Committee. He set out that the Green Belt was extremely important and should be protected, and that he would support this Council and residents as and when necessary.

The Chairman advised that if residents were present to speak about a specific application, this would be permitted under that particular agenda item.

PLAN.005/24 PLANNING APPLICATIONS FOR CONSIDERATION

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 (Easting 551534 Northing 202297)	Outline planning application (all matters reserved except for access points to the development proposed) for 10 dwellings, parking, landscaping, associated infrastructure and demolition.
There were public representations on this item. The Parish Council OBJECTS to this application for the following reasons: 1. Green Belt / Grey Belt – The Planning Committee has undertaken a detailed assessment, and feels that as the parcel of land does not strongly contribute to parts a, b and d of the 5 green belt purposes, nor do any of the elements of Footnote 7 apply, it is likely the land would be classed as Grey Belt. However, PPG dated 27/2/25 regarding Grey Belt sets out that 'Where grey belt is identified, it does not automatically follow that it should be allocated for development', directing a further review against para 155 of the NPPF. The Council has thus also undertaken an assessment of para 155 of the NPPF, and finds that the not all the 4 points under this paragraph are complied with. Whilst parts a and b comply, parts c and d do not , and it should be noted that the paragraph states that the development of homes in the Green Belt should also not be regarded as inappropriate where all apply. This is explained further below: Failure on part c - The site is located in the small rural settlement of Toot Hill – a selection of properties dispersed over a fairly wide area with a small nucleus – classified as a Hamlet for the		

purposes of the EFDC adopted Local Plan. The area has no bus service, no direct access to underground or overground, meaning in reality the main mode of transportation will be the private car. Whilst walking and cycling are options, they are not considered feasible options in terms of commuting, and more likely to be for leisure. Therefore, the site cannot be considered a sustainable location. Paragraph 110 of the NPPF sets out that 'Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'. Paragraph 115 sets out that 'In assessing....specific applications for development, it should be ensured that sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location'. This is simply impossible at this location.

Failure on part d – In accordance with Part 1, Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015¹, the site is classified as Major Development as it consists of 10 homes. Whilst Policy H2 of the EFDC Local Plan provides a 'get out clause' not to supply affordable housing under paragraphs 156-157 of the NPPF, the 'Golden Rules' do however set out that 'Where major development involving the provision of housing is proposed on sites in the Green Belt subject to a planning application, the following contributions ('Golden Rules') should be made:

c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

The application does not provide the provision or any new, or improvements, to existing green spaces that are accessible to the public.

Summary – Whilst the site may be classified as Grey Belt, it fails to fulfil the necessary further requirements to permit development in the green belt, thus fails to comply with EFDC Local Plan policy DM4, and NPPF Policies 110, 115, and 156. It also fails to comply with PPG regarding development on Grey Belt.

2. **Access** – There are two access points proposed. The Parish Council has concerns as to both the accuracy and safety of the visibility splays set out for the proposed southern access point, and highly recommends a site visit is conducted to physically ascertain what the visibility would actually be. Whilst on paper 43m may seem reasonable, in reality of this location it is not. This section of Epping Road is on a gradient, at a bend, and is well known locally for being dangerous and taken at speed, especially traffic coming in a southerly direction. The northern access point perhaps provides a greater visibility splay, however the applicant has stated that there have not been any accidents at this location between September 2021 and September 2024, however attached at appendix 1 is an image of a crash which occurred on 29th July 2024, EXACTLY at the proposed northern access point.

In addition, the applicant has provided a rationale that two entrance points to the proposal are required for both safety reasons and to allow refuse and emergency vehicles to safely enter and exit the site. Firstly, the suggested site plan seems to provide turning heads at each end of the road, and provides no explanation as to why these would be needed if larger vehicles have in effect a 'through route'. This can only leave the Council to make the assumption that the applicant plans a future development to the rear of this site, which whilst not a reason for refusal is of serious concern. This gives the impression that the site may have been 'subdivided' or 'phased' to enable the developer not to provide the required level of affordable housing on the site.

Summary – The Parish Council has serious concerns as to the safety of both access points given both are located just by a sharp bend, and as proposed the application fails to comply with EFDC Local Plan Policy T1 Sustainable Transport Choices E(i) as it compromises highways safety.

3. **WATER / SUDS** – Whilst we appreciate this is an outline application, the applicant has not provided any information setting out how both the surface water on site will be managed, nor how the foul water will be dealt with. The property adjacent to the south of the proposed site (number 2 Epping Road) is known to suffer with high water levels as a result of the topography of the adjacent land which rolls towards number 2. It is essential that any proposal clearly sets out how water from the site (both foul and surface) will be managed so as to ensure there is no risk to adjacent properties. As presented, the application fails to comply with EFDC Local Plan policies DM15 Managing and

¹ [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)

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Reducing Flood Risk and DM16 Sustainable Drainage Systems.

4. **Parking** – The application sets out that 22 parking spaces will be provided (20 household plus 2 visitor spaces) however this fails to comply with the ECC adopted 2024 Essex Parking Guidance. Toot Hill is classified as a low to very low connectivity level, and as such the parking requirements for a 2-3 bed home is 2 spaces plus 0.25 visitor spaces, and for a 4- bed home is 3 spaces plus 0.25 visitor spaces. Therefore, the total requirement based on the number and type of homes suggested would be 27 spaces (26.5 but round up 1 visitor space). Toot Hill already suffers with parking issues located a short distance away at Barnmead, and this issue cannot be exacerbated any further. As presented, the application fails to comply with ECC adopted parking standards, and EFDC Local Plan Policy T1 Sustainable Transport Choices as it does not provide appropriate parking provision in terms of amount, design and layout, and does not have regard to the latest adopted ECC Parking Standards.
5. **BNG** – As a major development, the site is required to evidence a 10% net gain in terms of biodiversity. The applicant sets out that this will be achieved through the purchasing of off site credits, and the creation of 14m of hedgerow on site. However, the Parish Council feels that the information provided is insufficient to guarantee how and when the net gain will be achieved. As proposed, the applicant fails to comply with EFDC Policy DM1 Habitat Protection and Improving Biodiversity.
6. **Housing Design** – Policy DM9 of the adopted Local Plan sets out that “all new development must achieve a high quality of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and relate positively to their context, drawing on the local character and the natural and historic environment.” The Parish Council believes that considering the local context, and the design and amenity space of housing in the vicinity of the site, the design proposed is too cramped, overdeveloped and does not accurately reflect the style and amenity of neighbouring houses, and as such the design is not policy compliant.

The Parish Council is prepared to attend and speak at any Committee meeting, should this application be recommended for approval.

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. NO OBJECTION
EPF/1106/25 HH	5, Toot Hill Road, Ongar, CM5 9QW	Two storey side and part rear extension, rear dormer. NO OBJECTION
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.

The Parish Council **FULLY SUPPORTS** this proposal. The Council has considered the conservation officers comments, however given the historical context of the site, the location of the proposed property in relation to the listed farmhouse, the fact that PD rights are already in place, and taking into account this is the last ‘farm building’ on a site which has now been fully converted to residential, the Council believes this newly proposed property would in fact be a better addition than the PD converted barn. Should the planning officer recommend refusal, the Parish Council requests this application is taken to committee for full consideration, at which the Parish Council will be prepared to speak in support of the application.

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)
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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

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<p>APPEAL START DATE: 24/11/24</p> <p>Representations must be received no later than Tuesday 1 July 2025</p> <p>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</p> <p>It was AGREED that the Clerk would contact the local resident who attended recent parish council meeting to raise concerns about this matter, advising him there would be a hearing.</p>			
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

Meeting closed 19.35

Signed Date