

Stanford Rivers PARISH COUNCIL

MINUTES

Meeting: ANNUAL PARISH COUNCIL **Date:** 15th May 2025

Time: 5.30pm

Toot Hill Village Hall, Toot Hill Road, Toot Hill, Essex

PRESENT:

Councillors (6) Cllr Glover (Chairman), Cllr Jackson*, Cllr Mrs Jackman*, Cllr Tallon, Cllr Adams, Cllr Hollington

Also in Attendance (1) - Adriana Jones – Clerk

Members of the Public (1) – EFDC Cllr Amos

Members of the Press (1)

QUESTIONS FROM MEMBERS OF THE PUBLIC

None.

P14.1331 ELECTION OF CHAIRMAN

Cllr Mrs Jackman **PROPOSED** Cllr Glover as Chairman, the proposal was **SECONDED** by Cllr Adams. There being no other nominations, Cllr Glover was duly elected as Chairman of Stanford Rivers Parish Council for the current Municipal Year, following which the declaration of Acceptance of Office of Chairman of the Council was duly executed.

[Cllr Jackson arrived]

P14.1332 ELECTION OF VICE CHAIRMAN

Cllr Glover **PROPOSED** Cllr Jackson as Vice Chairman, the proposal was **SECONDED** by Cllr Adams. There being no other nominations, Councillor Jackson was duly elected as Vice Chairman of Stanford Rivers Parish Council for the current Municipal Year.

P14.1333 APOLOGIES FOR ABSENCE

Cllr Jackson for lateness, and Cllr Saridja.

P14.1334 OTHER ABSENCES

None.

P14.1335 DECLARATIONS OF INTEREST

None.

P14.1336 MINUTES

Councillors **APPROVED** the minutes of the Parish Council meeting on 6th March 2025.

P14.1337 MEMBERS REPORTS

- Chairman's Report – The Chairman provided the following annual report:
As usual I have worked closely with our Clerk, Adriana Jones, on all matters throughout the year. Over the last year we have arranged continuous improvements in and outside the Village Hall, typically the type of improvement not necessarily noticed by hirers. Major events have included Installation of CCTV and an alarm system. These are fully operational with continuous CCTV recording for review as necessary. The replacement of the asbestos roof with new fully insulated roof panels, then mounted with PV (Solar) panels. Quotations were obtained by our Clerk from reputable local suppliers and the results are highly professional. Adriana Jones obtained external funding for all or almost all of these works. I monitored the works as they were carried out and found the contractors to be as described above. A major external event was the planning for Solar Panels within our perimeter. Before the current Government was elected objectors could receive a fair hearing and a refusal was a distinct possibility. Under the current Government it is ultimately very difficult to obtain a refusal. Items going to appeal appear to be won by the applicants. Under new rules our three District Councillors are not allowed to vote on applications within their own area, but Cllr Amos represented the community valiantly as an open speaker with no vote. The planning was approved because a no vote would have led to a costly appeal for EFDC with little chance of the refusal being confirmed. Adriana and myself attended the planning meeting. Now there is a further application on our borders at Stapleford Tawney. I can speak about this

Stanford Rivers PARISH COUNCIL

at this evenings meeting. Apart from this all other matters have been competently dealt with throughout the year.

- Vice Chairman's Report – Cllr Jackson advised that since the installation of the new Gateway Signs and Roundels along the A113, he genuinely believe that more people were adhering to the 40MPH speed limit that at any time in the last 15 years. With the addition of new planters soon to be located at the Gateway signs, this will help give the impression to drivers that they are entering a residential area, and hopefully they will take more care. The Police have been out on a regular basis, thought to be at least 4 times this year, however they are very stretched in terms of the resource available with only two officers available for the whole of Essex. These officers have TruCam which takes pictures and issues automatic fines for speeders. Now the lighter evenings are here, the Community Speedwatch programme will start up again.
- District and County Councillor reports – Cllr Amos thanked the Chairman for his comments in his report, stating that he was very disappointed when EFDC brought in the new rules prohibiting ward councillors from voting on planning matters in his ward, however it does not give him the freedom to express himself forthrightly, whereas he would need to be more restricted if he was a voting committee member. EFDCs annual meeting would be taking place the following week. Cllr Amos advised he was pleased to come to these meetings as often as he could, advising that if this Council has any issues or concerns they would like him to address, they simply needed to contact him.
- Parish Councillor reports – None

P14.1338 VE DAY 80 – A SHARED MOMENT OF CELEBRATION

On 8th May, members of the Parish Community joined together to mark the 80th anniversary of VE Day, which included light refreshments on Sharps Green, Toot Hill, poignant music and commentary, and finally the lighting of the beacon. The event was very well attended after perhaps a slow start, with ECC Cllr Mclvor giving a short address before the community joined the nation in singing 'I vow to Thee, my Country'. Cllr Tallon assisted on the day with setting up and H&S, and Cllr Adams was also in attendance. Pictures will feature in the next edition of News and Views.

P14.1339 NOTICEBOARD, TOOT HILL

Councillors noted that the Clerk had been liaising with EFDC with regard to the damaged Notice Board at Toot Hill, and had received feedback that EFDC has no evidence that the small notice board at Toot Hill is their responsibility to maintain or replace. The Parish Clerk has no evidence to this effect. The Notice Board is damaged, and will need replacing, albeit current not posing any H&S risk. The Clerk advised she had looked into costings, and the cheapest way to replace it would be to get an aluminium board, which was expected to be around £500. If the Council wanted a name board at the top, it would be about £100 more expensive. There were other more expensive options such as an oak notice board, but this was between £1,000-1,500. There was discussion as to if it could be repaired, and it was felt that may be a possibility, however the board was very small which limited the noticed that could be displayed on it. The Chairman **PROPOSED** the purchase of a new aluminium notice board with a name header. This was **SECONDED** by Cllr Hollington, and unanimously agreed.

P14.1340 CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

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

before the Council, which at the time of printing the agenda includes the following:

- The Clerk reminded the Chairman to erect the three CCTV signs at the Village Hall?
- Phone call from resident regarding water flowing down Berwick Lane, and large pothole. Water flow has been reported to ECC (ref 2975722) as ECC website suggests this is highway maintainable land, and pothole also reported (ref 2975723).
- Report of used car business being run from Garden Fields, causing problems for residents – Clerk advised applicant to report to EFDC enforcement. There was some discussion about this, and it was certainly felt that some type of motor business was running from this location, albeit this was the only report of it causing a problem. It was noted that you were able to run a business from your home, however if the activities of said business caused disruption for people outside the home then planning permission was probably needed.
- Liaising with Government with regard to redirection of domain from evoice website to .GOV – now resolved with all appropriate redirections in place.
- Clerk has registered as a coordinator for Neighbourhood Watch as a backup, as requested by Cllr Adams.

Stanford Rivers PARISH COUNCIL

- Query about farmers bird scatter bombs – clerk researched and directed resident to relevant legislation advising they contact EFDC if they were concerned. Councillors felt it was not any worse this year than previous years, and that this was just part of rural living.
- Further complaints about lorries using School Road – further on in agenda
- Chelmer and Blackwater Ramblers Club using car park 21st May leading a walk around the Toot Hill Parish. Cllr Jackson asked if there was a charge for this, to which the Clerk advised she had not charged them as the hall had not been booked. Cllr Jackson stated that this would now prohibit a booking should somebody be interested, and it was suggested that going forward permission should not be given free of charge to anybody wanting to use the car park.
- Access code for defibrillator placed on Woodman PH cabinet
- Response from Government on devolution proposals - <https://www.essex.gov.uk/about-council/plans-and-strategies/our-vision-essex/devolution-and-local-government-0>
- Query about Footpath sign not being up and path not created as you enter Toot Hill – PF 55 - Adriana has contacted farmer.

P14.1341 HGVS USING RURAL ROADS

a) School Road

Following complaints received about the number and frequency of HGVs using School Road, and as agreed at the last meeting, the Clerk contacted the only business she was aware of that was operating from the Stewarts Farm site – Carton Packaging – who confirmed that these were not their lorries, that they operate a small Transit van and Mercedes curtain sider, and that their working hours are 8.00 – 16.30 Monday - Friday. The Clerk had been investigating this further, and it seems there may be numerous companies operating from the site as follows:

- Ukpatches Ltd (Unit F), CM Freight Services Limited (Unit J), Sovereign Storage Ltd (Unit B2), Stallion Distribution Ltd (Unit B1), Great Blending Company Ltd (Unit D), Oxford Food Supplies Ltd (Unit F), Excel Premier Packaging Ltd (Unit A), Nearly There Holdings Ltd (Unit B), Eruption Radio Ltd (Unit F), Carton Packaging 2020 Ltd (Unit D).

There is also a sign at the entrance stating 'Excel Flour', and a complaint has been received about flour lorries.

At the March meeting, it was noted that residents would need to provide evidence or logs of timings, etc, when the lorries were causing issues so that this could be reported to EFDC, as the fact that lorries are using rural roads is neither a crime, nor unreasonable (depending on timing). The site has permission for B1(a) Offices, B1(c) Industrial Purposes, and B8 Storage with ancillary offices, parking and storage planning uses. This is under EPF/1591/11. There are a number of conditions on the permission in terms of timings, which include the following:

- Condition 9 – No deliveries shall be taken at or despatched from the site outside the hours of 7.30am-6.30pm hours Monday to Friday, 8am-1pm Saturday, nor at any time on Sundays, bank or public holidays, in order to protect the amenity of the area.
- Condition 10 – No machinery shall be operated and no process shall be carried out outside the following times 7.30am-6.30pm hours Monday to Friday, 8am-1pm Saturday, nor at any time on Sundays, bank or public holidays, in order to protect the amenity of the area.
- Condition 11 – No storage shall take place outside of the buildings within the site, in order to protect the green belt.

The Clerk advised that she would need evidence of non compliance with these conditions to report to EFDC. Cllr Jackson stated that he had recently been stuck behind a flour lorry which seemed unable to enter the site, and it was situated on the road taking deliveries. The Clerk explained that this was certainly a problem which can be reported as it was blocking the highway. Cllr Tallon advised that it was after the operating hours on 8th May when a lorry went hurtling past Toot Hill Village Green when both himself and the Clerk were present. There was discussion as to if there was perhaps difficulty getting in and out of the site because of the narrow road, with vehicles struggling to turn left.

Cllr Jackson advised that the road surface along School Road, specifically outside Toot Hill Golf Club was extremely poor. The Clerk stated that Cllr Mrs Jackman had earlier advised of the same thing, and that the Clerk would raise this matter directly with Cllr McIvor to address.

b) Berwick Lane

- I. It was agreed at the March meeting that the Chairman would visit Berwick Farm Industrial area to ascertain if there had been an intensification on site. The current permissions in place for Berwick Farm are as follows:

Stanford Rivers PARISH COUNCIL

- EPF/0065/18 - Demolition of modern barns/parts of barns and conversion of historic and modern barns to 5 dwellings, with proposed construction of cartlidges
- EPF/2643/19 - Application for Prior Notification for a proposed steel framed agricultural barn (Revised application to EPF/2020/19)

The Chairman did visit site and advised that there is construction work going on in the main Farmyard & Farmhouse Area. These seem to be a complete mixture of residential and “being renovated” farm buildings. These areas resemble a building site. There is a new quite large agricultural shed to the north. That seems to be used in conjunction with the Berwick Farm Cross country riding course. The Chairman advised that he had not seen any evidence of intensification of the site.

- II. Signage Entrance points to Berwick Lane – due to the extremely rural nature of Berwick Lane, and that it is practically impossible for two vehicles to pass along this road, it has been suggested that further signage should be placed at the entrance points to this road advising they are not suitable for HGVs. This is particularly important when it comes to times when the A113 is closed, and chaos ensues on Berwick Lane by drivers using the rural roads as a cut through. Cllr Jackson stated he thought Berwick Lane was a protected lane, however the Clerk advised that when she was compiling the response to the solar farm application, she had investigated this and she saw now evidence that it was protected. It was generally accepted that Berwick Lane was unsuitable for large HGVs, as the majority of the road was single lane. It was **AGREED** that the Clerk should look into how to register this lane as protected, and to progress a Local Highway Application for signage at both end of the lane (paying particular attention to the entrance from the A113) for better signage, including the lane was unsuitable for HGVS, unless local traffic.

P14.1342 OPEN SPACES AND GROUNDS MAINTENANCE

The Clerk advised that after complaining directly to ECC via their complaints system about the lack of response regarding obtaining permission for the Parish Council to complete maintenance works on ECC owned Land, a response had been received, a full copy of which was read out for Councillors. The response suggested that individuals are able to complete maintenance works on highway land, however stopped short of giving formal permission to the Council as a body. It was **AGREED** that the Clerk would contact the Councils insurance provider, asking them if in light of this response they would be covered.

It was **AGREED** the Parish Councils grounds maintenance contractor should remove and dispose of the dead yew tree on Jubilee Green

P14.1343 GENERAL POWER OF COMPETENCE

Councillors formally confirmed this Council meets the eligibility criteria to hold the General Power of Competence (two thirds of its Councillors elected, and the Clerk holding the necessary qualification). **PROPOSED** Cllr Glover, **SECONDED** Cllr Jackson, and unanimously agreed.

P14.1344 INTERNAL AUDIT 2024/2025

Councillors **NOTED** the final internal audit for 2024/2025 which was completed on 18th April 2025, a copy of which was attached to the agenda.

P14.1345 ELECTRONIC NOTIFICATION

Councillors **AGREED** to the receipt of all meeting notifications, agendas, minutes, and all general correspondence to be received via email. **PROPOSED** Cllr Glover, **SECONDED** Cllr Jackson, and unanimously agreed.

P14.1346 APPROVAL OF ACCOUNTS 2024/2025

Councillors **APPROVED** the Accounts as attached to the agenda. **PROPOSED** Cllr Glover, **SECONDED** Cllr Tallon, and unanimously agreed.

P14.1347 ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN 2024/2025

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. For this Council, PKF Littlejohn are this Councils appointed auditors. The following dates for the External Audit apply for this Council:

- The AGAR must be approved by 30th June 2025 and submitted to PKF Littlejohn by 1st July 2025.
- Councillors agreed that the requirement for the public inspection period (which must include the first 10 working days of July) will start 16th June and will end on 28th July 2025.

As both the income and expenditure for this Council was over £25,000, this Council is subject to a Basic Review

Stanford Rivers PARISH COUNCIL

as part of the limited assurance review process. The Clerk is also responsible for completing numerous documents to submit to the auditor, as well as setting requirements in terms of the notification of public rights. Council:

- a) Reviewed of effectiveness of the system of internal control of this Council
- b) Prepared the Annual Governance Statement (Section 1)
- c) Approved the Annual Governance Statement by way of **RESOLUTION – PROPOSED** Cllr Mrs Jackman, **SECONDED** Cllr Glover, and unanimously agreed.
- d) Considered the Accounting Statements (Section 2)
- e) Approved the Accounting Statements by way of **RESOLUTION - PROPOSED** Cllr Mrs Jackman, **SECONDED** Cllr Glover, and unanimously agreed.
- f) Ensured that both the Annual Governance Statement and Accounting Statement were signed and dated by the person presiding at the meeting.

P14.1348 CHANGES TO PLANNING – GREEN BELT / GREY BELT

The Clerk advised that following changes to the Green Belt rules, introducing Grey Belt, she would email to them a flow chart that she had completed which would enable them to better understand the process of defining grey belt.

P14.1349 PLANTERS FOR THE VILLAGE GATEWAY SIGNS, STANFORD RIVERS

Councillors noted these were expected to be installed the following week.

P14.1350 VEHICULAR SPEEDING AND SAFETY MATTERS IN THE PARISH

Cllr Adams advised that the speederbot programme was down for a while, however it was currently up and running but there are numerous error reports being received, with communication from the person who manages speederbot stating this relates to the 'X' social media platform. Cllr Adams advised that it was likely that going forward the data used by the Community Speedwatch team obtained from the Speederbot service would no longer be available. He advised that it had been budgeted to look at an ANPR project in the community, and that he had briefly looked into this but a strong internet connection and power supply would be needed, and that neither of these were available at the locations where ANPR would be feasible. Councillors did discuss if mobile data and solar power would be possible, however it was thought this could be unreliable and expensive. Cllr Adams advised that he and Cllr Jackson would be meeting to look at developing an observational tool to replace the speederbot, and that he would report back at a future meeting.

Cllr Adams advised that the statistics missing from the Community Speedwatch data was the number of fines that were issued, and the total income from them, stating that the income from these fines goes directly to Government. If these fines went directly to the police, this could potentially change the police focus giving more incentive to get out and complete speed checked. Cllr Adams confirmed he would be raising this at the 6th June District NHW meeting.

P14.1351 HOUSING NEEDS SURVEY

At the March meeting it was agreed to move forward with an Affordable Housing Needs survey to establish if there was a need within the Parish for Rural Affordable Housing for local people. The process would be that the RCCE complete a covering letter and survey, and send sufficient copies of these to the Parish Council for distribution (around 320). Attached to the agenda was a draft of the covering letter, and the survey. Councillors **AGREED** these documents. The survey must run for 6 weeks, however the Clerk suggested that the survey starts on 1st August 2025, and run for a period of 8 weeks given part of this time is over the summer holidays. In addition, this would align with the creation and distribution of News and Views mid July to coincide with the Toot Hill show. This was **AGREED**.

P14.1352 PLANNING APPLICATIONS

1. To CONSIDER any planning applications submitted to the Parish Council for comment as detailed below		
NIL		
2. To NOTE any planning applications that have been responded to via the Clerks delegated powers		
EPF/0393/25	Coalfields Farm, Epping Road, Colliers Hatch, Epping CM16 7PX	Construction of two extensions to agricultural building
<p>The Parish OBJECTS to this application for the following reasons.</p> <p>The site was effectively incorrectly granted permission by Permitted Development rights for two barns under EPF/1281/20 – one for a general purpose hay / straw barn, and a separate larger barn for machinery – incorrectly given as the site is within 3km of an aerodrome and the height is more than 3m. Both barns are yet to be fully constructed, with only the main structure for each being completed at this</p>		

Stanford Rivers PARISH COUNCIL

time. There are a couple of hay bales recently stored in each structure, however the site (which is described as a self contained agricultural unit) has not been used for any crop agricultural cultivation since this permission was granted. The only activity seen on the site is horse grazing.

At the time of the original application (EPF/1281/20), the supporting statement set out:

- The site is a self-contained agricultural unit.
- **The size and height of the proposed barns are such that they can practically store crop farmed on the unit and practically accommodate suitable modern machinery and portable agricultural equipment.**
- The access would likely be used less once the proposed barns are in place as any crop farmed on the agricultural unit would require regular agricultural machinery access to both prepare, maintain and harvest the crop. This is due to there currently being nowhere to store agricultural machinery, materials or said crop on the agricultural unit itself.

Thus, the suggestion at that time was that these two barns were sufficient for the needs of the agricultural unit.

Given the barns are not complete, are not being used as per their intended purpose under EPF/1281/21, and that the site is not being used for agricultural purposes, the applicant has failed to demonstrate the agricultural need for these additions. For example, the large barn (Barn B) granted under EPF/1281/20 is larger than the barn which is the subject of this current application, was specifically required to house agricultural machinery, however is not being used (and has not) for any machinery. Thus, where is the justification for the additional two large extensions to barn A?

Furthermore, the supporting agricultural justification report submitted with this application gives rise to confusion. Firstly it sets out that the land at Coalfields amounts to approximately 12 acres but is farmed within a wider holding operated by the applicant with the overall unit exceeding 8 hectares. It also sets out that the land at Coalfields Farm is cultivated for hay cropping. It then goes on to state that at present, equipment must be transported to and from the site daily, contributing to slow-moving and heavy traffic on the surrounding highways, and that by allowing machinery to be stored on-site, the proposal will help to reduce unnecessary journeys, thereby improving road safety and minimising disruption to local traffic. Firstly, as mentioned previously in this response, permission has already been given for a large barn (Barn B) to store machinery on site, however it is not currently being used for that purpose, plus it is unclear what the relevance is of the 'wider holding'. The suggestion is that the proposed extensions are required to provide machinery, etc, for the maintenance and cultivation of the 12 acre self contained site, however there is currently sufficient space in the two approved barns to provide all the machinery and storage to manage this self contained unit. This is further supported by the suggestion that the new development is expected to 'reduce vehicle movements, as it will provide additional secure on-site storage for machinery and equipment' – a statement that was also made as part of EPF/1281/20.

Whilst it is accepted that buildings for agriculture are permitted in the Green Belt, the Parish Council believes that the applicant has failed to adequately justify the need for these two extensions, and there cannot be an exponential growth of agricultural barns without their being evidence and justified need.

In addition, the proposed unjustified machinery store addition would require the ground level to be significantly raised given the topography of the site. This barn has already been sited on the highest point of the land, detrimentally affecting the Green Belt, and this addition would worsen this situation.

As such, this application is contrary to Local Plan policy DM4 C(i).

EPF/0844/25	Jemswood, Widows Farm, Toot Hill Road, Ongar, CM5 9QR	Variation to Condition 2 of EPF/2330/21 (Proposed demolition of existing stable building and construction of single dwelling and associated external works.) NO OBJECTION
EPF/0370/25	41, Berwick Lane, Stanford Rivers, Ongar, CM5 9PY	Listed Building application for Single storey extension, roof dormer extension with internal remodelling. NO OBJECTION
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.

Stanford Rivers PARISH COUNCIL

The Parish Council has noted the reduction in size and alterations to the roof configuration which has reduced the overall impact on the adjacent dwelling, Elm Cottage. However the Parish Council still has significant concerns regarding the basement proposals. It is accepted that as stated by the Inspector following the appeal for EPF/0486/24, the basement does not have a detrimental impact on the Green Belt, and it is noted that the applicant has very slightly reduced the width of the property so that there is now 2.32m between Elm Cottage and the proposed new dwelling. However this still leaves the Parish Council extremely concerned as to the ability to safely create a basement so close to both Elm Cottage and the new dwelling built at Willows End – a concern that was also alluded to in the Inspectors reports for EPF/0486/24.

The Parish Council therefore formally requests that should permission be granted, a sufficiently robust condition be attached to the permission requiring the applicant to demonstrate to the satisfaction of the Local Planning Authority PRIOR TO WORKS STARTING evidencing how such a basement would be created, showing that there would be no detrimental impact on the stability of structure of neighbouring properties.

3. To **NOTE** any planning applications upon which EFDC do not accept comments

EPF/0700/25 CLD PROP	3 Church Cottages, Church Road, Stanford Rivers, Ongar, CM5 9PS	Certificate of lawful development for a proposed outbuilding.
EPF/0699/25 CLD PROP		Certificate of Lawful Development for proposed rear extensions.
EPF/0698/25 CLD PROP		Certificate of Lawful Development for proposed single storey side extension.
EPF/0748/25 DRC	New House Farmhouse, Mutton Row, Stanford Rivers, Ongar, CM5 9QH	Application for approval of details reserved by condition 3 'Frame Survey' and condition 4 'Schedule of Works and Method Statement' on planning permission EPF/0891/24 (Grade II Listed building consent for internal and external works to chimney stack, fire
EPF/0804/25 DRC	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 thermal performance of walls, roofs, ground floor, windows, doors, improving air tightness, improving means of controlled ventilation and reducing summertime overheating).

4. To **NOTE** any other planning matters

SOLAR FARM - Consultation even on 30th April regarding potential Solar Farm on land east of Tawney Common, Theydon Mount, CM16 7PU. Consultation set out that the project would have a capacity of 30MW with the proposed development creating enough renewable energy to meet the annual electricity demands of approximately 8,123 homes. It would also offset approximately 4,906 tonnes of CO2 each year, or 196,240 tonnes of CO2 over the lifetime of the project. This is the equivalent of taking around Coopersale Common Fiddlers Hamlet 1,144 cars off the road. Cllrs Sardja, Jackson and Glover attended the consultation. As yet, no formal planning application has been received. Points to consider at the time of an application include battery storage and vehicular access to the site.

APPEALS - 3332524 - 3332525	Colemans Farm, Toot Hill Road, Stanford Rivers, Ongar, Essex CM5 9QN	Appeal against refusal of EPF/1211/22 - the development proposed is retention of tree house.
		Appeal EPF/2472/21 - the development proposed is retrospective permission for erection of 3 holiday huts. Appeals dismissed – copy of appeal notice was attached to the agenda.

5. To **NOTE** any planning decisions by EFDC

Stanford Rivers PARISH COUNCIL

EPF/0578/25	Maybanks Farm, Epping Road, Ongar, CM5 9SQ	Agricultural steel portal frame Hay storage Barn.	Approved 10/4/25 <i>This was a PN Agricultural application, so the PC was not notified nor consulted. Clerk raised a query as according to her records the site is within 3km of the perimeter of an aerodrome. Response received from EFDC stating that their software indicates it is over 3km from North Weald Airfield, and thus permitted.</i>
EPF/0438/25	Oak Lodge Stud, Mill Lane, Stanford Rivers, Ongar, CM5 9SF	Application for variation of condition 2 'Plan no's' on planning permission EPF/1434/23 (Demolition of existing stables, menage, round pen and field shelters and consolidation of surrounding areas to create one new residential dwelling with prescribed dom....	Approved 24/04/2025 <i>PC had no objection</i>
EPF/0485/25	Millside, Toot Hill Road, Ongar, CM5 9LJ	Prior approval for proposed enlargement to dwellinghouses by construction of additional storey.	Approved 30/4/25 <i>PC had no objection</i>
EPF/0311/25	Land North of Shonks Mill Bridge, Shonks Mill Road, Stapleford Tawney	Non Material Amendment to EPF/2702/22.	Approved 13/3/25 <i>PC were not consulted on this application – changes to planting</i>
EPF/2580/24	Land Opposite High Mead, Toot Hill Road, Ongar, CM5 9LJ	New Build 2-Bed self-build Bungalow to provide accessible living.	Refused 28/3/25 <i>PC Objected to this application. Refused for reasons of Green Belt, inappropriate location, urbanisation and domestication of the site, and no 106</i>

[Cllr Mrs Jackman and the members of the press the meeting]

P14.1353 TOOT HILL VILLAGE HALL

a) **Solar Panels for Roof** – Councillors **NOTED** that the works to install the new roof and solar panels on the Toot Hill Village Hall was now complete. The Clerk had provided an update to EFDC (a requirement of the UK Shared Prosperity Fund) on completion. The Clerk advised that at present, the hall was effectively 'off grid' as it was producing more energy than it consumed. However, the Clerk was unable to agree an export contract until such time as the remittance receipt had been received from Solar Green. The Clerk had the MySolarEdge app which showed all the information about consumption of energy for the hall. It was noted that maintenance of the solar installation was with HESC, who had already been out on site on 9th May to check an error report. This is at no cost to the Parish Council. The Clerk advised that the cost for insurance cover as discussed at the previous meeting via IWA for £158.32, and Councillors **AGREED** to sign up for this insurance.

There was discussion regarding possibly moving to an electric boiler, or an ASHP, and it was **AGREED** to wait 12 months for a full cycle of seasons to establish exactly what energy is being produced by the solar panels, and consider it after this time.

b) Works to refurbish the sign at the entrance to the Village Hall had now been completed

Stanford Rivers PARISH COUNCIL

- c) Noted the key box at the entrance to the hall failed, and has now been replaced with a larger unit.

P14.1354 TOOT HILL VILLAGE SHOW

It was **AGREED** that the Parish Council would have a presence at this years Toot Hill Village Show. The Clerk advised that she had spoken with the shows organiser about the offer of funding support to find new people to help, and that it had been stated four new volunteers had been found, and the funds offered could not be used for this purpose as it would cause discord with those that help. The Clerk had advised the organiser that he should contact the Parish Council formally if he wished the use the funds for another purpose to support the event, and that should such an approach be made the Parish Council could consider it at their July meeting. Cllr Jackson advised that this years even seemed to be a bit of a 'last throw of the dice'. It was agreed that this years stand would include the speed gun, items from NHW, and general information about the Parish Council.

P14.1355 NEWS AND VIEWS

The next issue of N&V will go out Mid July to coincide with the Toot Hill Village Hall and include the Affordable Housing Needs survey. It was noted there was one advertiser in the April edition.

P14.1356 FINANCIAL REPORTS

The following payments were **AGREED**.

Reference	To	For	Amount
BACS	Adriana Jones	Clerks Salary Apr and May 2025	£1,168.12
BACS	HMRC	PAYE Apr and May 2025	£291.80
BACS	HMRC	Employers NI Apr and May 2025	£93.88
BACS	Calor	Gas standing charge THVH	£20.59 (VAT £0.98)
BACS	D Wickham	THVH Cleaning and phone box tidy April 2025, and works to THVH entrance sign	£236.00
D/D	EDF	Toot Hill VH Electricity Supply March	£49.66 (£2.36 VAT)
BACS	EALC	Annual Subscription, inc to NALC	£275.91
BACS	A Jones	Expense Reim: VE day event, new lock THVH	£209.33 (VAT 4.04)
BACS	Walker Tree Care	Tree works after risk assessment at jubilee Green and THVH, plus emergency works for fallen tree	£1,440 (VAT £240.00)
BACS	Gillard Building Contractors	10% final payment THVH Solar Panels Works	£4,461.80 (VAT £743.63)
BACS	Viking Direct	Stamps and Env N&V	£303.47 (VAT £7.08)
BACS	Auditing Solutions	Final internal audit 24/25	£120.00 (VAT £20.00)
BACS	Thornwood Grounds Maint	Various Grounds Maintenance works	£711.60 (VAT £118.60)
BACS	North Weald Bassett PC	Printing of N&V	£120.00
BACS	Gillard Building Contractors	Toot Hill Village Hall Roof replacement, and prep works for Solar Panels (paid)	£35,694.46 (VAT £5,949.08)
BACS	Solar Green	Solar PV System THVH (paid)	£15,831.17
BACS	A O'Neal	Return of Damage Deposit for hire 9/5	£100.00

Bank Balances as at 30th April 2025

Unity Current Account 4775	£ 3,241.56
Unity Deposit Account 4788	£ 58,840.17

INCOME:

- £ 74.00 – Forest Radio Hire THVH 13/4 BACS 10/4
- £135.75 – A O'Neil Hire THVH 9/5 BACS 11/4 (inc £100 damage dep)
- £ 88.75 – Alpaca Communications hire THVH 30/4 BACS 14/4
- £ 20.00 – Bartlett – Advert N&V April BACS 17/4

Stanford Rivers PARISH COUNCIL

£154.00 – Essex Silk Painters March & Apr hire THVH Chq#061
£ 26.40 – High Country Ladies Group THVH hire Feb Chq#061
£ 32.50 – High Country History Group THVH Hire Feb Chq#061
£2,443.95 – HMRC VAT Return 24/25
£23,462.00 – EFDC Precept 24/25

P14.1357 DATES OF NEXT MEETINGS/EVENTS

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

- 17th July 2025 (note third Thursday, not second)
- 11th September 2025
- 13th November 2025

P14.1358 ITEMS FOR NEXT MEETING

- London Hoist Appeal - Planning Inspectorate Ref: APP/J1535/W/24/3350572 & APP/J1535/C/24/3350190 - no update
- Colemans Farm Appeal - APP/J1535/C/24/3345636 - Use of the land to provide tourist accommodation with four pods sited – no update.
- Possibility of electric charging points at the hall (Cllr Saridja)
- Planter and signs on Jubilee Green (Cllr Adams)
- Christmas Tree of Jubilee Green – possible new tree, or just purchase Christmas tree and lights.
- New LED strip lighting in Toot Hill Village Hall (Cllr Hollington – Chairman to look into)

Meeting closed 19.05

Signed

Date