

# 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 **Thursday 28<sup>th</sup> August at 6pm**. This meeting will be held in the Toot Hill Village Hall.



Adriana Jones, Clerk to the Council

21<sup>st</sup> August 2025

**THIS MEETING IS OPEN TO THE PUBLIC AND PRESS**

### 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. APPROVAL OF MINUTES

To formally **APPROVE** the minutes of the last Planning Committee Meeting, held on 30<sup>th</sup> June 2025, as previously circulated.

### 5. 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.

### 6. PLANNING APPLICATIONS

To consider the following applications for comment:

1. To <b>CONSIDER</b> any planning applications submitted to the Parish Council for comment as detailed below		
EPF/1081/25 FULL	Land adjacent Newhouse Farm, Stanford Rivers, Mutton Row, Ongar, CM5 9QQ	Material Change of Use of Land to a Residential Caravan Site for the use of Gypsy/Travellers comprising 3 pitches, with each pitch comprised of 1 Mobile Home, 1 Touring Caravan, and 1 Day Room. <a href="https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000872A9">https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000872A9</a>
EPF/1573/25 HH	12, Surrywood, London Road, Stanford Rivers, Ongar, CM5 9PH	Removal of the attached side garage, construction of two front-facing dormers, addition of a front porch, and infill of the recessed front entrance. <a href="https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000A9BjG">https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000A9BjG</a>
EPF/1314/25 LB	41, Berwick Lane, Stanford Rivers, Ongar, CM5 9PY	Grade II listed building consent for single storey rear extension with internal remodelling. <a href="https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv0000093r11">https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv0000093r11</a>
EPF/1606/25 VARIATION	High Tawney, Tawney Common, Theydon Mount, Epping, CM16 7PX	Variation of condition 3 and Removal of condition 4 of EPF/1203/94 (Erection of replacement detached garage). <a href="https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AGamZ">https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AGamZ</a>

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2. To <b>NOTE</b> any planning applications where EFDC would not normally accept comments;			
EPF/1563/25 DRC	Coalfields Farm, Epping Road, Colliers Hatch , Epping, CM16 7PX	Application for approval of details reserved by condition 3 & 4 on planning permission EPF/0393/25 <a href="https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000A7XeD">https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000A7XeD</a>	
EPF/1602/25 CLD Prop	Oak Lodge Stud, Mill Lane, Stanford Rivers, Ongar, CM5 9SF	Certificate of Lawful Development for proposed enlargement, improvement and other alteration to a dwelling house, built pursuant to planning permission EPF/0438/25. <a href="https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AFq29">https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AFq29</a>	
3. To <b>NOTE</b> the other planning matters			
<b>APPEAL – LONDON HOIST</b> 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 To receive an update on the appeal hearing which took place on 6 <sup>th</sup> August 2025 at which both the Chairman and Cllr Adams were in attendance.			
4. To <b>NOTE</b> the following planning decisions by EFDC			
EPF/0748/25	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	Approved 14/7/25 <i>PC unable to comment as DRC</i>
EPF/1145/25	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.	Approved 28/7/25 with conditions <i>PC had no objection</i>
EPF/1005/25	Blossom House, Berwick Lane, Stanford Rivers, Ongar, CM5 9PZ	Application for approval of details reserved by condition 3 (details of foul & surface water disposal) & condition 4 (flood risk assessment and management & maintenance plan) on planning permission EPF/0893/20 (Proposed demolition of an existing dwelling	Approved 29/7/25 <i>PC unable to comment as DRC</i>
EPF/0393/25	Coalfields Farm, Epping Road, Colliers Hatch, Epping, CM16 7PX	Construction of two extensions to agricultural building.	Approved 24/7/25 with conditions <i>PC Objected</i>
EPF/1260/24 & EPF/1263/25	Clarks Farm, Mutton Row, Stanford Rivers, Ongar, CM5 9QH	Alterations and conversions of outbuilding to the south of Clarks Farmhouse to be used as an annexe, and listed building application for the same.	Approved 2/6/25 PC fully supported
EPF/0370/25 & EPF/0364/25	41, Berwick Lane, Stanford Rivers, Ongar, CM5 9PY	Single storey extension, roof dormer extension with internal remodelling.	Refused 13/6/25 <i>PC had no objection. Refused for reasons of inadequate details</i>