

Stanford Rivers PARISH COUNCIL

MINUTES

Meeting: PLANNING COMMITTEE

Date: 28th August 2025

Time: 6pm

The Public and Press were invited to attend

PRESENT:

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

* for part of meeting

Also in Attendance (1) - Adriana Jones – Clerk

Members of the Public (12) inc EFDC Cllr Amos, EFDC Cllr Dadd*

Members of the Press (1)

PLAN.005/25 APOLOGIES FOR ABSENCE

Cllr Saridja.

PLAN.006/25 OTHER ABSENCES

Cllr Adams.

PLAN.007/25 DECLARATIONS OF INTEREST

None.

PLAN.008/25 APPROVAL OF MINUTES

Councillors formally **APPROVED** the minutes of the last Planning Committee Meeting, held on 30th June 2025, as previously circulated, after which they were signed.

PLAN.009/25 QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chairman welcomed members of the public. There were no questions, although the Chairman did permit some involvement by the public under the relevant agenda item.

PLAN.010/25 PLANNING APPLICATIONS FOR CONSIDERATION

1. To CONSIDER 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.
<p><i>The Parish Council OBJECTS to this application for the following reasons:</i></p> <p>1. Flood Risk - No Flood Risk Assessment has been submitted as part of the application. The site is subject to surface water flooding (see picture 1 below) not only to the east as stated by the applicants, but also areas surrounding the site. In addition, there is a pond located on the site itself, and a large pond located south of the site on the adjoining land, both of which are used to accommodate surface water draining from the surrounding land. Furthermore, Mutton Row is locally known to flood at times of heavy rain (see picture 2 below). As such, the applicants have so far failed to evidence that the proposed hard standing on the site will not have a detrimental effect on surface water flooding either on the site, or in the surrounding areas. Paragraph 181 of the NPPF sets out that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere, and where appropriate applications should be supported by a site-specific flood-risk assessment. The Parish Council argues that given the site and surrounding context, a full flood risk assessment is needed. As currently present, this application is contrary to Paragraph 13(g) of Planning Policy for Traveller Sites, and policy H4 (part B(v)) of the EFDC Local Plan.</p>		

2. **Highways** - Mutton Row is a single track, narrow lane, afforded the status of a Protected Lane in the EFDC Assessment dated 2015¹ (Lane ID EPPLANE25). The policy to preserve Essex historic lanes has been in operation for over a quarter of a century, and covers matters such as historic context (landscape and development), archaeological features, continuous mixed species hedgerows, mature trees (including TPOs), grass verges with flowering plants, ponds etc. Protected lanes are covered as 'non-designated heritage assets' in Policy DM7 Historic Environment of the EFDC Local Plan, which sets out that proposals that would lead to harm to the significance of non-designated heritage assets or their loss will not be permitted. Essex County Council Highways has objected to the application broadly due to the lack of suitable visibility splays from the existing access which would be a detriment to highway safety, Mutton Row being a single lane and narrow carriageway, and the potential conflict between opposing vehicles as a result of towing vehicles and caravans. For these reasons, this application currently fails to comply with EFDC Local Plan Policies DM7 (G), T1 (E(i)), and H4 (B(iii)).
3. **Green Belt** - The site is located within the Green Belt. The applicants suggest the site would be classified as 'grey belt', however the assessment completed by the Parish Council shows that the site fails the grey belt assessment, specifically relating to the following:
 - a. Annexe 2 of the NPPF states that "Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development. Footnote 7 specifically refers to areas of risk of flooding, which this site is clearly at risk of.
 - b. In addition, the site is not classed as a sustainable location, and as such is contrary to paragraphs 155 (c) and 115(a) of the NPPF when considering grey belt.

For the purposes of this application, the site should be classified as Green Belt, and as such the development proposed is contrary to paragraphs 4(d) and 16 of Planning Policy for Traveller Sites, and policies DM4 and H4 (b(ix)) of the EFDC Local Plan. The question remains if the applicant has demonstrated Very Special Circumstances to override this non-compliance, which is a matter for the local planning authority to consider.

4. **Visual Impact** – The scale and form of the proposed development would have an urbanising effect on the rural character of the area. The caravans are visible from numerous locations, including the adjacent public right of way Stanford Rivers 8. No landscaping proposals were included within the application, and the presence of large caravans, white or cream in colour, has a negative effect on the instinct character and beauty of the countryside. Whilst a balance needs to be sought in regard of paragraph 27 of the Planning Policy of Traveler Sites by not enclosing the site to the extreme, as currently presented the application is contrary to paragraphs 135(c) and 187(a and b) of the NPPF, policies DM3, H4 (B(vii)), and DM9 (A(ii) and F).

The Parish council would also like to raise the following matters for consideration by the Local Planning Authority, and should be included as part of this objection.

- a. Many individuals within the Gypsy and Traveller community will use their home a base for their business. The supporting statement sets out that both applicants are landscape gardeners, and if the permission was granted, they would be able to work locally to the site. The application does not indicate how, if relevant, any business vehicles and paraphernalia would or could be accommodated on site.
- b. Planning Policy for Traveler Sites advises that local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.

¹ [Protect lanes assessments](#)

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- c. *The Biodiversity Net Gain statement submitted with the application is incomplete, and does not evidence how the 10% gain obligation will be met. This has been recognised by EFDCs planning policy officer.*
- d. *The applicant has not provided sufficient evidence to address the matter of the possibility of Great Crested Newts on, or around, the site. This species is protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. This has been recognised by Place Services Ecology.*
- e. *There is no information provided with regard to waste services. Given the proximity of the site to a number of ponds, and that the site is prone to surface water flooding, it is unclear how this can be addressed without causing local contamination.*
- f. *In accordance with the written ministerial statement² dating from August 2015, the activity on the site to date would be classed as **Intentional Unauthorised Development**, and as such is a material consideration in planning terms. This change to national policy was agreed in order to provide stronger protection for the Green Belt. The Government is concerned about the harm that is caused where the development of land has been undertaken in advance of obtaining planning permission. In such cases, there is no opportunity to appropriately limit or mitigate the harm that has already taken place. Such cases can involve local planning authorities having to take expensive and time consuming enforcement action.*

Should this application be recommended for approval the Parish Council hereby confirms its intention to attend and speak at any planning committee meeting of EFDC.

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. NO OBJECTION
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. Already responded – NO OBJECTION
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). NO OBJECTION

2. To **NOTE** 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
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.

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

The Chairman provided a brief update on this appeal, as both himself and Cllr Adams were in attendance. At the time of the meeting, no decision by the inspector had been received.

4. To **NOTE** the following planning decisions by EFDC

EPF/0748/25	New House Farmhouse, Mutton Row, Stanford Rivers,	Application for approval of details reserved by condition 3 'Frame Survey' and condition 4'Schedule of	Approved 14/7/25 <i>PC unable to comment as DRC</i>
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	Ongar, CM5 9QH	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/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>

Meeting closed 18.46

Signed Date