

Stanford Rivers PARISH COUNCIL

MINUTES

Meeting: PARISH COUNCIL

Date: 11th September 2025

Time: 5.30pm

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

PRESENT:

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

** for part of meeting*

Also in Attendance (1) - Adriana Jones – Clerk

Members of the Public (1)

Members of the Press (1)

QUESTIONS FROM MEMBERS OF THE PUBLIC

There was one member of the public present regarding the planning applications at Coalfields Farm, Epping Road, which included EPF/1281/20, EPF/2457/24, EPF/0393/25 and EPF/1563/25. The resident asked the Parish Council if they could explain the process of planning by which these applications were considered and passed. Councillors present and the Clerk provided a summary of the planning system, the history regarding EPF/1281/20 in that it was incorrectly granted permission under permitted development, and how there was nothing that could be done regarding this now. There was considerable discussion, after which the resident expressed his frustration at how the planning system worked, and how these applications could have been granted. In order to bring the public session to a close, it was agreed that the Clerk could liaise with the resident at another convenient time to provide further guidance and information in this regard.

P14.1381 APOLOGIES FOR ABSENCE

Apologies received from Cllr Jackson. EFDC Clive Amos had also given his apologies.

P14.1382 OTHER ABSENCES

None.

P14.1383 DECLARATIONS OF INTEREST

None.

P14.1384 MINUTES

Councillors **APPROVED** the minutes of the Parish Council meeting on 17th July 2025, and noted the minutes of Planning Committee meeting dated 28th August 2025.

P14.1385 MEMBERS REPORTS

- Chairman's Report – The Chairman had no specific report, other than to confirm he continues to liaise closely with the Clerk.
- Vice Chairman's Report – No report.
- District and County Councillor reports - No report.
- Parish Councillor reports – No reports.

P14.1386 LOCAL GOVERNMENT REFORM

The Clerk provided a brief update on Local Government Reform, advising that at the 15th September EFDC Council meeting, councillors will be asked to pick their preferred business case for Local Government Reform out of 4 available scenarios. This preferred option will then be considered by EFDC Cabinet, after which time the agreed preferred option will be put forward to Government for consideration. EFDC was in general support of the 3 tier unitary authority model, which would mean that Epping Forest would be joined with Harlow, Brentwood, Chelmsford and Maldon, creating the 'Mid Essex Unitary'. The link to the full report and all the different options was included within the main body of the agenda for Councillors information.

Councillors noted that in coming to the conclusion that a three tier unitary model was the best way forward, EFDC had considered 2 issues – ensuring adequate representation to the public balanced with being able to be financial sustainable. At present, on average a district councillor represents 1,963 residents. Under the new proposals, a district councillor would on average represent 4,839. The Government is pushing for the new unitaries to create Neighbourhood Development Committees, which will potentially bridge the gap between the unitary authority and the electorate. These Committees will consist of elected representatives, with other bodies such as parish and town councils possibly being invited to sit on them. While the English Devolution

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and Community Empowerment Bill does not prescribe a fixed list of powers for these committees, it sets out a legal duty for councils to establish effective neighbourhood governance structures, and it is thought most new unitaries will adopt the Neighbourhood Development Committee model to satisfy this.

The new unitary authority will be responsible for almost everything that ECC and EFDC does now, but for that newly defined area. This will include adult social care and children's care. At this stage, it is not clear where Parish and Town Councils will sit in the new unitary system, with the decision being made by the unitary body itself.

Councillors expressed their concern at how successful this new system would be, but understood it was a watch this space situation at this moment in time.

P14.1387 CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

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

- Various emails from applicant of EPF/0960/25 following refusal of application. Clerk advised application was refused due to harm to the significance and setting of the designated heritage assets, harm to green belt, failing to provide high quality accommodation, and no contribution to EFSAC. The Clerk advised that the applicant had put in a number of complaints to EFDC, including specifically with reference to the fact that the Parish Council supported the application but this seemed to be ignored by EFDC. The complaint sets out that given the nature of the Permitted Development Rights approval the applicant does not have time to appeal, and that EFDCs refusal to allow the Parish its rights to bring this to Committee is unforgivable. Councillors noted this, however would not be taking any further action.
- EALC AGM being held via Zoom 25th September 6.30pm to 9.30pm
- Rural Crime Forum co-hosted by the Police, Fire and Crime Commissioner Roger Hirst and Kemi Badenoch MP, Friday, 12th September, 2:30 PM – 4:30 PM at Ugley Village Hall - an opportunity to hear updates on rural crime and community safety initiatives and have the chance to raise any concerns or questions you may have about rural crime.
- EFDC LCLC on 18th September 2025 – questions submitted to the meeting were attached to the agenda for Councillors information.
- Damaged HGV sign Mutton Row reported to ECC 14/8/25 (Ref: 2990839) – No update.
- Impassable footpath between Little End and Marden Ash reported to ECC 6/8/25 (Ref: 2994272) – No update. Clerk suggested to ECC that due to the danger it poses, if ECC are not going to undertake clearance work, the footpath should be closed for safety reasons as people are having to walk in a 60MPH road.

P14.1388 NEIGHBOURHOOD WATCH

No report.

P14.1389 DOMAIN REGISTRAR

Councillors noted that from 31st December 2025, this Councils current domain host (HCI data) will no longer be hosting .GOV domains. As such, it was recommended that this Councils email host (CloudNext) should be our new domain host. The cost to transfer the domain is thought to be £7.99. Councillors noted that the Clerk was awaiting the Transfer Authorisation Code from the current supplier. Councillors were reminded that the domain host for a .GOV domain must be one of those on an approved Registrar List agreed by Government. Councillors **AGREED** to transfer the domain hosting to CloudNext.

P14.1390 OPEN SPACES AND GROUNDS MAINTENANCE

1. The Clerk advised that a complaint had been received from a local resident that the small triangle located at the junction of School Road and Berwick Lane was no longer being cut. The Clerk had responded and explained the situation, in that this land belonged to ECC Highways, and due to insurance reasons this Council was no longer covered to cut it. The resident advised that himself and a local resident had started cutting it themselves.
2. The Clerk advised she had been liaising with the Grounds maintenance contractor on cutting the verges through Hare Street. The contractor had advised her of the following:
I've checked with the company who advises us on compliance and legislation. Any work carried out on or near a highway should have adequate signage advising road users of your presence regardless of the speed limit. Only a hi vis vest is required (we always wear full orange suitable for 60mph anyway). It might seem more than Council was expecting due to the signage issue which I feel is needed. It would mean when we arrive at one gateway a sign would be put out, cut around the gateway drive to the other gateway put a sign out cut that. Turn around, find a safe, suitable

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place to stop, cut the verge then go and collect the signs and continue with the parish cutting. It's a long stretch and I don't think it's advisable for us or the council to do it without the signage. That's not me refusing it just covering our backs on what is a busy road. I've been and had a look at the verge cutting in Stanford Rivers, and it is definitely a slightly complicated and expensive exercise. The area is currently not clear enough to even attempt to cut it. The trees would need cutting back enough to allow us to get past without obstruction. We could do this with a rolling road block cutting and clearing as we go or you would need a tractor and flail to do it. The ground is not suitable to run the ride on mower down. There are areas that slope towards the road and manhole covers that would be difficult to get past on that machine. I don't think sitting on a machine would be particularly safe that close the road and not having much, if any, room for error. A walk behind machine (still the same width) and it would mulch the grass clippings instead of collecting them. This does still look neat and tidy when completed every 2 weeks.

Councillors considered what benefit would be gained from the cost involved, and **AGREED** not to move forward with this at this time, especially given the new upcoming average speed limit expected to be introduced in the coming few years.

3. Councillors noted that there had not been any local response to the article placed in News and Views regarding a local person who may be willing to create a village sign on Jubilee Green. [After Cllr Adams arrival towards the end of the meeting, Cllr Adams advised that he may be in a position where he could create the sign, and would provide his labour for free with the Council just having to pay for the materials.] Councillors **AGREED** that Cllr Adams be permitted to create the sign, with the Council paying for any materials needed within the agreed budget of £1,500
4. To note that a branch which had become loose on a tree at Jubilee Green has had to be removed.
5. To note the flower boxes have now been filled with flowers. These will probably need replacing once per year, and should be considered at budget time.

P14.1391 BERWICK LANE STATUS – PROTECTED LANE / LHP APPLICATION

As agreed at the July meeting, the Clerk had submitted a formal LHP application for additional signage regarding Berwick Lane to deter its use as both a rat run and by HGVs. This application was supported by ECC Cllr McIvor, however the response received from ECC LHP advised that an LHP review recently took place and they have been advised that any new requests are to be put on hold. ECC Cllr Cunningham asked that the following response be returned to any application - *"Thank you for your email. Please be aware that Local Highways Panels are concentrating on setting out and agreeing the schemes that will be delivered this year and therefore new requests for schemes of this nature are unable to be progressed further for a temporary period during this year to allow the teams to focus on delivery of outstanding schemes. Currently, we have no further information on when schemes requests will start to be accepted again. All the information will be kept on file for future reference."*

P14.1392 VEHICULAR SPEEDING AND SAFETY MATTERS IN THE PARISH

1. **Community Speedwatch** – No update
2. **School Road surface** – No update from Cllr McIvor, and School Road remains in a poor condition.
3. **HGVs** – one further complaint received regarding lorries using Stewarts Farm on School Road accessing the rural lanes off the A414. Clerk responded advising the resident to keep record of any out of hours activity.

P14.1393 HOUSING NEEDS SURVEY

The Clerk advised that she had been informed that 14 responses had been received at this time, with the deadline for responses being 26th September. 2 responses were online, and the rest were paper copies.

P14.1394 RURAL FLOOD RESILIENCE PARTNERSHIP 2024-2026

Councillors noted that the ACRE and NALC have come together to launch a new survey designed to help parish and town councils enhance their flood resilience. The short survey aimed to capture what information and support parish and town councils need to better plan for flooding. This initiative supports the Rural Flood Resilience Partnership Work Plan, which aims to help communities plan for flooding. The survey results are intended to directly shape the development of practical resources tailored to local needs, ensuring that any future resources are genuinely helpful and relevant. The consultation ran until 29th August 2025, and as such the Clerk had responded on behalf of the Council setting out the issues faced on rural roads which are regularly flooded, the erosion of ditches which allow fields to properly drain, and the lack of action taken by ECC.

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Cllr Saridja advised that he was generally concerned about this winter, with the major flooding along the A113 occurring again. The Clerk advised that she would contact Trevor Baker asking him to complete an annual check of the pipes close to and under the A113 by Traceys Farm to check it was flowing freely and clear of debris.

[Cllr Adams arrived]

P14.1395 EFDC CHARGE FOR GREEN WASTE COLLECTION

Councillors noted that at the 21st July 2025 EFDC meeting of Cabinet, the following was agreed with regard to the introduction of a separate, paid garden waste service for Epping Forest residents:

- That the Cabinet agreed EFDC would develop a waste collection service to collect food and garden waste separately and implement in April 2026, subject to the availability of food waste vehicles. Food waste would be collected weekly as per legislation and garden waste to be collected fortnightly.
- That the Cabinet agreed that officers continued discussions with Essex County Council regarding funding to implement the new food waste collection service.
- That the Cabinet agreed the introduction of an annual garden waste subscription charge be determined as part of 2026-27 budget setting process, that would ensure the service was at least cost neutral.

This matter was 'called in' at the Overview and Scrutiny meeting of 5th August 2025, with the committee being asked if they wished for EFDC Cabinet to reconsider this matter. This was not voted for.

The Chairman provided a brief update regarding this being a way forward for sustainability, as food being included with other household waste contaminates it making it unsuitable for recycling. Cllr Saridja advised that he was not happy about this, with residents already having three bins, and felt this was unacceptable.

P14.1396 EFDC COMMUNITY INFRASTRUCTURE LEVY

Councillors noted that EFDC was in the process of consulting on a draft charging schedule for a Community Infrastructure Levy (CIL) to be set for the Epping Forest District. The CIL is a locally set charge (referred to as a levy) on new development which the Council can choose to introduce. The levy is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised would be distributed by the District Council to provide infrastructure which is required to support new development within the local area. This infrastructure could include roads, transport facilities, flood defences, education facilities, medical facilities, sporting and recreation facilities, and open spaces. Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities. The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure. The levy may be payable on development which creates a new or additional internal area, where the gross internal area of new build is 100 square metres or more. Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy. Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, social housing, charitable development, and houses and flats which are built by 'self-builders'. For Parish Councils without a Neighbourhood Plan, the local community typically receives 15% of CIL revenues from development in their area. For Councils with a Neighbourhood Plan, this share increases to 25%, and it is paid directly to the parish or town council to spend on infrastructure or anything else that supports development of the area. A link to the full details of the CIL consultation was included in the main body of the agenda, with Councillors advised that the deadline for responding to the consultation being Tuesday 9th September 2025.

P14.1397 EXTERNAL AUDIT 2024/2025

Councillors **NOTED** that the conclusion of audit had now been received, with an 'except for' matter being raised as follows:

- Section 2, Box 7 of the prior year is incorrect due to a transposition error and should read £71,881
- Section 2, Box 8 of the prior year is incorrect due to a transposition error and should read £71,881

The Clerk advised that she had initially received two queries from the auditor as follows:

- The figure in Section 2, Box 7 of the prior year comparative column (£77,881) does not agree to the prior year final signed AGAR (£71,881)
- Section 2, Box 10 variance explanation: In order for us to calculate our analytical review exercise, I would appreciate it if you could provide the value of the 3 PWLB payments in 2024/25

Whilst both queries were answered, the resultant 'except for' matter was simply as a result of a typing error. Councillors noted this, noting that the relevant action would be taken to correct the figures where necessary. The conclusion of audit, and associated information, had been uploaded onto the Parish Council website.

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P14.1398 PLANNING APPLICATIONS

a. Councillors **CONSIDERED** the following planning applications/matters:

1. To CONSIDER any planning applications submitted to the Parish Council for comment as detailed below		
EPF/1704/25	Toot Hill Golf Club, School Road, Stanford Rivers, Ongar, CM5 9PU	Retrospective Application for the Retention of the Greenkeeper's Building and the Golf Tee Shop. NO OBJECTION
2. To NOTE any planning applications that have been responded to via the Clerks delegated powers		
EPF/1216/25	Land East of Tawney Common, Theydon Mount, Epping, Essex, CM16 7PU	Proposed Solar Farm (30MW) and Battery Energy Storage System (BESS) (30MW) with ancillary infrastructure including access, landscape and ecology improvements
Whilst this application is in the neighbouring Parish of Stapleford Tawney, access to the site is proposed via rural routes in the Parish of Stanford Rivers. As such, the Parish Council has a vested interest in this application. Overall, the Parish Council supports the objections of both the people of Stapleford Tawney, and Stapleford Tawney Parish Council, and OBJECTS to the application for the following reasons. Following the screening opinion application (EPF/0674/258), the decision of EFDC was that “the development would not give rise to significant effects on the wider environment and therefore the proposal is not considered to require an Environmental Impact Assessment”, also referencing the recent high court judgement in Drayton Manor Farms Ltd v Stratford-Upon-Avon District Council [2025] EWHC 775 (Admin) which set out that two solar farms situated adjacent to each other should not be considered as a single scheme. The planning officer did, however, make it clear that the cumulative impact of the adjacent solar farm site Nickerlands Farm granted consent under EPF/1546/24 needs to be considered with any future submission, and that such cumulative impacts would likely be related to air quality in relation to human health and traffic from the construction. Thus, the Parish Council would like to set out a number of points: 1. The high court judgement referenced above clearly gives cart blank to applicants and landowners to ‘frame’ and ‘time’ planning applications for solar farms so as to avoid the need for a full Environmental Impact Assessments. This will be to the detriment to local communities, and we suggest has been purposefully designed to remove barriers to solar farm applications. This is unfair and morally wrong. The Parish Council is therefore <u>very pleased</u> to see that the Planning Officer has still recognised the potential impact of having two solar farms adjoining each other. 2. The applicant has chosen Church Road / School Road / through Toot Hill Village / Epping Road / Tawney Lane as the proposed construction routing plan, which the applicant has suggested would take up to 12 months. Traffic for the adjacent approved Nickerlands Solar Farm will be routed via the A113 / Tawney Lane, and one can only assume that the applicant for this application has chosen this new route so as to avoid coming head on with HGVs along Tawney Lane which are accessing the Nickerlands Site. There is no justification provided by the applicant as to why this new route via Church Road has been chosen. It should be noted that there is a very busy industrial site located on School Road (Stewarts Farm) where the Parish Council has recently had cause to contact EFDC Enforcement about the number and frequency of HGVs using this site which are causing issues locally. It is ENTIRELY IMPOSSIBLE for two HGVs to pass AT ANY POINT along any of the roads and lanes mentioned in this objection, and to route vehicles along these roads WILL CAUSE CHAOS LOCALLY, especially if this application is approved and both solar farms are constructed at the same time. The average width of a 16.5m Articulated Lorry (of which there are expected to be 1,124 movements according to the applicants Traffic Assessment) is 2.55m. The average width of Church Lane, School Road, and Tawney Lane is 3.65m. Just because you can legally drive an articulated lorry on a rural road, doesn't mean it can and should be done. Rural roads are primarily link roads used by cars and farm traffic. Farm traffic is designed to travel off road, so if a car and tractor come face to face on these roads, there is some scope for the tractor to move to the side. What will happen if two 16.5m articulated lorries come face to face with one another? Failure to seriously consider the consequences of this for all road users is short sighted and ignorant. The <u>very best case</u> scenario is that the verges and ditches along these routes will be completely ruined, causing future flooding issues for local people and road users, damaged roads (which ECC have no funding to fix), mud all over the roads, and traffic being at a standstill whilst two lorries decide who's going to reverse.		

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Should the district council be minded to grant this application, there should be conditions attached which require the applicant to make good any damage to verges, ditches and road surface along the routes used within a specified timescale after construction. This should be done in conjunction with, and to the satisfaction of, ECC and the Local Parish Council. In addition, the district council should consider the cumulative impact of both developments being granted permission, and the impact in terms of if both are constructed during the same time period.

The Parish Council would like to draw your attention to the final paragraph in the ECC Protected Lanes Assessment December 2015 used as part of the Local Plan process which states:

*“The most significant cause of failure of existing Protected Lanes to meet the newly set threshold for Protected Lane status was as a result of agricultural practices. A number of the lanes had their ditches, hedges and verges removed with agricultural production taken up to the very edge of the metalled road. Others failed to meet the criteria due to road improvements **following deterioration in their physical condition during the period since their original designation, which affected their score for Integrity**. This suggests that, with the ever increasing rise in the number, size and diversity of motorised vehicles using minor rural roads (CPRE, 1996), Protected Lane status may not in itself be enough to **secure the long term future of these important historic landscape features**. **Consideration should therefore be given to exploring options and partnerships for influencing user behaviour and applying intelligent and positive measures of highway management that will serve to encourage local journeys to be made on bicycle or foot, and for recreation, and reduce the impact of vehicles on the historic fabric of lanes, whilst maintaining their local character** (e.g. CPRE, 2003).”*

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

NIL

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

Nil at the time of printing the agenda.

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

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.)	01/08/2025 Approved <i>PC had no objection</i>
EPF/1106/25	5, Toot Hill Road, Ongar, CM5 9QW	Two storey side and part rear extension, rear dormer.	11/08/2025 Approved <i>PC had no objection</i>
EPF/0647/25	Land Adjacent Former White Bear PH, 149 London Road, Sanford Rivers, CM5 9QF	Proposed Annex & Outbuilding to be used in conjunction with main house.	18/08/2025 Refused for reasons of Green Belt <i>PC had no objection</i>
EPF/1343/25	6 Barn Mead, Toot Hill Road, Ongar, CM5 9SE	Change of use of Green Belt land to permeable access / turning area.	20/08/2025 Refused for reasons of Green Belt and harm to local area <i>PC Objected</i>
EPF/1311/25	3 Church Cottages, Rosary Cottage, Church Road, Stanford Rivers, Ongar, CM5 9PS	Erection of a two-storey side extension and a part single, part double-storey rear extension.	20/08/2025 Approved <i>PC had no objection</i>
EPF/1282/25	56 Epping Road, Stanford Rivers, Ongar, CM5 9SQ	Prior approval for additional storey on the principal part of the bungalow with windows only on the front and rear.	28/08/2025 Approved <i>PC had no objection</i>
EPF/1563/25 <i>DRC</i>	Coalfields Farm, Epping Road, Colliers Hatch, Epping, CM16 7PX	Application for approval of details reserved by condition 3 & 4 (Ecology) on planning permission EPF/0393/25 (Construction of two extensions to agricultural building).	28/08/2025 Approved <i>PC unable to comment</i>

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P14.1399 TOOT HILL VILLAGE HALL

- a) **Solar Panels** – Councillors noted that the Clerk had been liaising with the solar panel contractor regarding the EIC certificate, and had been advised that the employee who completed this had left the company and they could not find the certificate, however arrangements were being made for this to be redone. The Clerk confirmed the IWA insurance certificate had been received. With regard to selling energy back to the grid, the Clerk had looked into this and the Council need to apply via the Smart Export Guarantee service, which is a government backed process. The Parish Council is classed as a 'generator', with the suppliers classed as SEG licensees. The Clerk has all the information, however there is currently an issue with the address when trying to register and sign up as the village hall is not registered with Royal Mail as a postal address, and as such does not tie up or link with the Export MPAN. The Clerk now has to start the process of adding this registration so that the details are correct and link. The companies that are currently part of the SEG scheme are:
- British Gas Trading Ltd
 - E (Gas and Electricity) Ltd
 - E.ON Next Energy Ltd - excellent with paperwork
 - EDF Energy Customers Ltd
 - Electricity Plus Supply Ltd (trading as Utility Warehouse)
 - Octopus Energy Ltd (trading as Octopus)
 - Octopus Energy Operations Ltd (trading as Octopus)
 - OVO Electricity Ltd
 - Scottish Power Energy Retail Ltd
 - SO Energy Trading Ltd
 - Utilita Energy Ltd
- b) **Accident reporting Policy** – as a result of the recent accident at the village hall, the Council was asked to adopt a formal Accident Reporting Policy to be provided to all staff, Councillors, and users of the Toot Hill Village Hall, a copy of which was attached to the agenda. A copy of any adopted policy would also be posted on the halls notice boards. Councillors are also asked to note that a new accident book had been purchased. Councillors formally adopted this policy. The Clerk advised she would send out to all regular hirers. The Clerk also advised that she had spoken to Cllr Tallon and a new first aid kit and eye wash station should be made available to hall users, which the Clerk would organise.
- c) **Notice Board** – it was noted that the notice board in the main hall was looking a little tired. It was agreed the Clerk would source a cost to renovate the inside, as the outside was in pretty good condition.
- d) **Annual Gas Boiler safety** check took place Wednesday 10th September, however the report was yet to be received.
- e) **Five Year electrical Inspection** – Village and community halls should undergo a formal Electrical Installation Condition Report (EICR) once every 5 years. This was completed on 17th July 2025. The EICR checks:
- The condition of wiring and electrical components
 - Compliance with current safety standards
 - Identification of any defects or risks
 - Recommendations for remedial work
- Attached to the agenda was the full EICR report, along with a quote to complete the necessary remedial action. Whilst no C1 reports have been identified, there are a number of C2 and C3 reports. Councillors reviewed the report, and agreed that they would like the Clerk to obtain further quotes for the work before deciding how to progress. It was also noted that the Solar Panel issues raised should be dealt with FOC by the installer. Cllr Hollington and Cllr Adams to send the Clerk details of local electricians.
- f) Following a complaint received from a neighbouring property, works have now been undertaken to cut back a section of overgrown brambles / weeds / trees at the back of the village hall which were intruding into a neighbours garden. The contractor could not go over it with a flail as there was too much wire and tree stumps there so the spoil needed to be removed from site. The Clerk agreed with the contractor that once it was properly cleared, they should spend 30 mins cutting the wire out to make it easier to maintain going forward, and that this might have been the reason the previous contractor didn't keep it cut as regular because it was very challenging.

P14.1400 TOOT HILL VILLAGE SHOW

The Chairman advised that this was once again a very successful event, and offered thanks to Cllr Adams for

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his support on the day. There were twice as many classic cars as the prior year, and the weather was good, however it was noted that there wasn't too much to do for children, especially as the bouncy castles had cancelled the prior day. Cllr Adams advised that he would liaise with the event organiser regarding somebody who had offered to volunteer to assist with the event.

P14.1401 NEWS AND VIEWS

Next issue hoped to be sent in November. There was considerable discussion as to whether or not to include details about the Christmas event in the village hall, however it had not formally been decided to go ahead with this event so no details should be included. It was suggested that perhaps a better idea would be to have a summer BBQ event for the community. This would be included in the next agenda.

P14.1402 FINANCIAL REPORTS

The following payments were **AGREED**.

Reference	To	For	Amount
BACS	Adriana Jones	Clerks Salary Aug & Sep 2025	£1,167.92
BACS	HMRC	PAYE Aug & Sep 2025	£292.00
BACS	HMRC	Employers NI Aug & Sep 2025	£93.88
BACS	D Wickham	THVH Cleaning and phone box tidy July & Aug 2025, & Chair checks	£335.94
D/D	PWLB	Payment public works loan	£1,337.63
D/D	EDF	Toot Hill VH Electricity Supply	£15.05 (£0.72 VAT)
BACS	Amazon	10 stackable Chairs for Toot Hill Hall	£379.00 (VAT £TBC)
BACS	DGM Electrical Solutions	5 year Electrical Inspection THVH	£240.00
BACS	A Jones	Accident Book, Bolt Cropper for flowers, Mileage	£119.46 (VAT £6.56)
BACS	Thornwood Grounds Maint	Various Grounds Maintenance works – 2 months, plus notice board TH, cut rear of THVH, Spraying layby nr Traceys Farm	£1,412.40 (VAT £235.40)
BACS	Calor Gas	Standing charge and replenish Gas 11/7	£552.06 (VAT £26.29)
BACS	North Weald Bassett PC	Printing News and Views July	£120.00
BACS	Viking Direct	Stamps and labels N&V	£286.07 (VAT £4.18)
BACS	PKF Littlejohn	External Audit 24/25	£378.00 (VAT £63.00)
BACS	G Brown	Boiler Service Toot Hill Village Hall	£150.00

Bank Balances as at 31st August 2025

Unity Current Account 4775	£ 2,696.94
Unity Deposit Account 4788	£ 46,164.94

INCOME:

- £ 56.00 – Pilates hire June
- £294.00 – Essex Silk Painters July 3-5
- £262.90 – Folk Club hire Apr-July
- £158.40 – High Country Ladies Group – hire April-Dec 2025
- £227.50 – High Country History Group – Hire April-Nov 2025
- £111.60 – Parker / Scott – Hire party 10/8
- £ 65.00 – Sue Thomas Silk Club – hire May

b. The Chairman reviewed the bank reconciliation up to 31st August 2025 alongside the bank statements.

P14.1403 DATES OF NEXT MEETINGS/EVENTS

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

- 13th November 2025 (Apologies Cllr Adams and Cllr Mrs Jackman)

Stanford Rivers PARISH COUNCIL

P14.1404 ITEMS FOR NEXT MEETING

- 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)
- Virtual meeting attendance equipment (January meeting)

Meeting closed 19.27

Signed

Date