

STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk 131 Bentley Drive, Church Langley, Harlow, Essex CM17 9QY Tel: 07599 249962

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Draft Minutes of the Council Meeting 7.15pm Tuesday May 6 2025

Present:

Councillors: Jayne Jackson (Chair) (JJ) Marion Francis (MF) Kim Lidlow (KL) Colleen Atkinson (CA)

Officers:

Ellie Thomas, Clerk

In attendance:

12 Residents/ Visitors

1323/25	Apologies for Absence																														
	Cllr C Amos sent apologies. .																														
1324/25	Declarations of Interest																														
	None .																														
1325/25	Minutes of last Meeting																														
	Confirmed as a true record																														
1326/25	Clerk's Report																														
	Traffic incidents in the area – 3 since last time – all on spreadsheet Whats On in Epping Forest Brochure - online and Clerk to get 20 hard copies for pubs & shop as last time Pearl Willcox, training officer, leaving EALC in June – Clerk to send e-card. No ECC election - "The Government confirmed that Essex County Council elections scheduled for May this year will be suspended with the first Mayoral election taking place in May 2026. This is part of the devolution deal for Greater Essex Clerk's Health & Safety training expires soon, request for refresher, to find prices when they are released. New blue recycling bins rollout, to replace blue box & clear bag - expect them to be delivered between June and July Abridge Beacon: they had to wait for permission to light the beacon and then agree final details, so information has been late in arrival. May rents due for 2x tenants at Cricket Ground and BBL - invoices to go out ASAP																														
1327/25	Matters for Report																														
	May 25: Rogation Walk 25th anniversary. Cake, tea and sandwiches after the event - JJ to speak to Sue Freeman. Clerk has designed posters to go up ASAP. Clerk to contact. C Burnett about the preparations for the walk – risk assessment, treasure hunt, insurance. Suggested that we take along craft items for children attending. Bus shelter refurb: this is all done and looks wonderful. Clerk to ask Matt Bates to offer a quote for putting the notice board up at the bus stop on Tysea Hill junction. We have asked EFDC about any formalities and they said to just notify them as soon as possible. Plant sale: 10th of May 2025, from 10-2 at the church, the parish council will be having a stall there. There will be tea cakes and raffles, and we are also raffling a decorated plant pot Essex police: sent some cards detailing how to get in touch with them and their social media – to go on the website Church report: VE80 commemoration starts at St Mary's Church 9am on 8/5/25. Ther team will raise the flag, ring the bells and follow with tea and prayers. Rev Gayler thanked Parish Council for the flag and bunting and decorations. Church To Church Coronation Trail: this year's walk is 22nd of August, 2025 at 2pm. Rev Gayler suggested extending it to Stapleford Tawney – asked him to contact the footpaths team for the logistics. Footnote: Christian Aid week is next week.																														
1328/25	Finance																														
	Transactions for the month – All agreed and actioned. Precept went in 25/4/25 £14215 Cricket field rent paid 30/4/25 £792 Clerk to tot up and see if there is enough to do a VAT claim. Remittance received £91.99 from ECC re footpaths kit																														
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1329/25	Planning (Development Control & Enforcement Team)																														
	EPF/0602/25 https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000006dcZq The Chapel House, Tysea Hill, Stapleford Abbots, Romford, RM4 1JU Retrospective application for the erection of a 2.4m high black vertical timber fence along the north and north-west boundaries of the site, replacing the existing boundary treatment. Alex Sadowsky RETURN MAY 12 2025 OBJECTION																														

	As shown in the photos taken 8/5/25, the height of the fence is 2.616 metres not 2.4 as specified on the planning application. (Many thanks for this. The original fence, which this has replaced, was 8ft high which is the normal height on a roadside.) The fence, as it stands on the verge, compromises visibility on what is a very tight corner. The laurel bushes planted at the base of the fence, although they are dying off, also interfere with visibility for road users at that corner. The large mound of soil and bark where the bushes are rooted is falling away, and when it rains it is actually washing away into the drains and blocking them. This is causing a lot of concern, as residents fear that the mud will create a skid hazard on an already steep hill. The blocked drains are also already causing concern for the residents of an area well known locally for being at a heightened risk of flooding The T-junction sign is also now not straight, and is contorted so it is facing the fence and contributes nothing to road safety in that zone. This fence is built on Essex Highways land, and as well as taking up a large portion of the verge, its construction has caused the Tysea Hill street sign, which is on the side of the chapel, to be completely obscured. EPF/0762/25 https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000006wKHS Hammonds Farm, Stapleford Road, Stapleford Abbots, Romford, RM4 1RR Re-roofing and replacement render, new and reinstatement windows, minor internal works, new glazed link, enlarge and convert outbuilding and rebuild rear extension. Samuel Finnis RETURN MAY 12 2025 NO OBJECTION EPF/0803/25 https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000076Z5V Hammonds Farm, Stapleford Road, Stapleford Abbots, Romford, RM4 1RR Listed building consent for re-roofing and replacement render, new and reinstatement windows, minor internal works, new glazed link, enlarge and convert outbuilding and rebuild rear extension. Samuel Finnis RETURN MAY 12 2025 NO OBJECTION EPF/0743/25 https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000006saPg Romalee, Stapleford Road, Stapleford Abbots, Romford, RM4 1EJ Demolition of existing pool house and buildings (retain swimming pool) and construction of new pool house over retained pool. Samuel Finnis RETURN MAY 19 2025 OBJECTION There are no sizes on the plans - we need clarification on these. There are no sizes on the elevations either. This project is meant to be a replacement of an existing building, but the size of the new building appears to be over the footprint of what it should be. We are concerned that it will be too big - by the drawings there is an apex to the roof, so it will be tall even though there is no clear indication of just how tall it will be. We are aware that EFDC recently refused a much smaller garage next door. This, and the application in question, are both in the Green Belt and both on similar land. Therefore, if the small garage was refused, this larger building must be, and for the same reasons: for being harmful to the green belt, natural habitat and topography of the land. There is also a flood risk in this area which could impact the site. For these reasons we would hold this to be an inappropriate development.
1330/25	Parish Council Projects
	Plant sale and rogation walk covered
1331/25	Correspondence
	Call from member of the public about who to talk to re planning – referred her to EFDC Email from member of the public re pothole that damaged her car on rut in Bournebridge Lane – referred her to Essex CC Highways as we have no jurisdiction over road defects and all we can really do is report them, as must she. Sue Freeman emailed to say she liked the VE80 decorations. Brentwood CC emailed to say there are no new developments re. Middlebrook Farm from their planning section, or enforcement. JJ is monitoring the lorries; the situation was meant to last for four months, but it's now running into two years. The neighbours report lorries parking on pavements and queuing at the roundabout before works begin. Residents are asked to send pictures of the lorries queuing there before 8am ECC sent presentation on devolution on a Powerpoint- Clerk has watched it and it is very information-intense - slides circulated to all. Community Resilience have sent info: If residents would like to make a complaint about unnatural light they can report the matter to the Councils Community Resilience Team via our website : https://www.eppingforestdc.gov.uk/contact-us/ via the general enquiry form. In terms of what we can do, we can request that lights are adjusted or used at certain times (depending on the reason for the lights) we can ask that that they also work on motion (however this can cause more issues with the lights flickering on and off). We can only take enforcement action if we find the lights to be causing a statutory nuisance. To chase EFDC on parishioners report about lighting outside
1332/25	Meetings of Outside Bodies and Training Courses
	Clerk to attend Chris Whitbread's clerks forum meeting 16/5/25 at EFDC.
1333/25	Highways
	We are reporting issues to ECC constantly – all are invited to let us know of new ones. . The grooves in the road outside Bons Farm and the water leakage, which is worse in winter, have been reported. Potholes at Tysea Hill near golf course are being reported. The grating outside Jaysom is still noisy and loose. The speed limit sign on Stapeleford Road has been knocked over on the left hand side by High House farm. A member of the public reported this, and we will report it too. This week, MF contacted Andrew Rosendell MP about the chicanes and the disappearing signs going through to Havering. We will keep abreast of this. A member of the public reported a speeding BMW that she has seen a few times. We will monitor this, and chase the section 106 re. speed cameras. JJ has had zoom meetings with Alex Burghart. MP, and he has been to the school. We are all still fighting for speed reduction and appeal for more Community Speedwatch, members – all those interested are invited to do the training course. JJ to chase Alex Burghart and Lee Cunningham for latest update on speed.
1334/25	Matters for future Agendas
	None
1335/25	Open Forum
	JJ and Trevor Baker to have update, as she has responded and contacted the landowner about Spencer's farm tree in the brook.
1336/25	Time & Date of next meeting
	NEXT MEETING 3/6/25 AT 19:15. This meeting concluded at 20:47.

Signed by Chair: Date:

Signed by Clerk: Date:

