

STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk Tel: 07599 249962

Email: StaplefordAbbottsParishCouncil@gmail.com www.staplefordabbotts.blogspot.com

Draft Minutes of the Council Meeting 7.15pm Tuesday OCTOBER 7 2025

Present:

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

Officers:

Ellie Thomas, Clerk

In attendance:

16 Residents

1378/25	Apologies for Absence	
	Kim Lidlow (KL) Cllr Clive Amos of EFDC	
1379/25	Declarations of Interest	
	None	
1380/25	Minutes of last Meeting	
	Confirmed as a true record	
1381/25	Clerk's Report	
	<ul style="list-style-type: none">Usual bulletins from EFDC, ECC, EALC, Police, Travel Essex, Speedwatch, Tourism Essex, Libraries and Trading Standards circulated.LCLC - discussed Greater Essex and gave links to Members Guides training videos - some are for PlanningRural Hub - limited resources to pilot this initiative, we will not be hosting events in your area this year. However, when we evaluate the pilot events being held this Autumn, we will share our findings with you and if there is sufficient demand and support for a rural hub in your area, we will identify possible opportunities in spring next year.Application - Twin Oaks Farm, consultation closes 13/10, see below.	
1382/25	Matters for Report	
	<ul style="list-style-type: none">Tyseas stores update: New planning applications have been entered, see below.Service areas: NoToMoto will meet on the 9/10/25, 19:30 at Noak Hill Memorial Hall. JJ has spoken to Brentwood BC enforcement: works will finish end of November, so lorries will be gone after that.	
1383/25	Finance	
	Transactions for the month – All agreed and actioned. ICO was paid by direct debit (£47) prior to the meeting.	
	E THOMAS	CLERK SEPTEMBER 2025 440
	RBLI	FEMALE TOMMY STATUES 350
	ICO	INFORMATION COMMISSIONER SUBS 47
1384/25	Planning (Development Control & Enforcement Team)	
	EPF/1885/25 Tysea Stores, Tysea Hill, Stapleford Abbots, Romford, RM4 1JP Stapleford Abbots Parish Council OBJECTS to this application: The structure is over 2 metres in height which is a breach of planning regulations. A fence application of this height and proximate street would breach planning rules. The fenced area does not fit the street scene, as the vast majority of other houses in the vicinity have very low fences. There are no measurements on the plans so it is impossible to get a clear idea of proportions.	
	EPF/1887/25 Tysea Stores, Tysea Hill, Stapleford Abbots, Romford, RM4 1JP Stapleford Abbots Parish Council OBJECTS to this application: The structure is over 2 metres in height which is a breach of planning regulations. A fence application of this height and proximate street would breach planning rules. The fenced area does not fit the street scene, as the vast majority of other houses in the vicinity have very low fences. There are no measurements on the plans so it is impossible to get a clear idea of proportions.	
	EPF/1888/25 Fernleigh, Oak Hill Road, Stapleford Abbots, Romford, RM4 1JH Variation of Condition 2 'Plan numbers' of EPF/1254/25 (Proposed Rear & Side Extension). Klajdi Koci RETURN OCT 13 2025 NO OBJECTION	
	EPF/1801/25 Rayside, Oak Hill Road, Stapleford Abbots, Romford, RM4 1EH Garden log cabin for ancillary use. Suleman Uddin RETURN OCT 13 2025 NO OBJECTION	
	EPF/1726/25 Twin Oaks Farm Stapleford Abbots Parish Council OBJECTS to this application: <ul style="list-style-type: none">The Parish Council has had concerns about this site for quite some time and has had enforcement monitoring and action in place, the most recent being November 2023, March 2024 and August 2025.We have great misgivings about safety as far as this site is concerned. The site is a fire risk - a similar site in Curtis Mill Lane caught fire recently and 3 caravans and a barn were destroyed. There is no water source nearby, so, like at Curtis Mill, fire appliances would not be able to do anything meaningful in the case of an emergency.	

	<ul style="list-style-type: none"> The entry is on a tight bend, and it is a dangerous area for anyone trying to get in and out. The area is described as a farm, but there have been no animals in this section of land for many years. The area where this proposal is centered on is a flood risk. Residents in the very near vicinity had to be rescued from their homes during a flood recently. There is also a question of sewage; for some time, residents and visitors to this site have remarked that there is a strong and constant smell of sewage in the area. We have concerns about the smell coming from the existing land which is always described as unpleasant and at certain times of the year can only be described as horrendous. We are aware that there have been issues with the nearby mains sewer at Passingford Bridge and we fear that any further development might exacerbate this. Thames Water is still working on the pipes near Footpath 16 which runs by the site. There have been concerns raised with Thames Water about ongoing problems that have occurred with the pipe systems here, that have had a serious impact on farms and residents neighbouring this site. The mobile home should not be on the site - it was never approved.
1385/25	Parish Council Projects
	<p>Clerk to email Ray Russell to lead the Remembrance Sunday service.</p> <p>Church: The In Loving Memory service will be at 16:00 on the 26/10/25.</p> <p>Christmas Bazaar will be on the 16/11/25, 10:00 – 14:00 in the village hall.</p> <p>Remembrance Sunday is on the 9/11/25, 10:30 start for the service.</p> <p>The toilets are open, but not connected yet. £8k still outstanding – thanks to all who attended Quiz Night.</p>
1386/25	Correspondence
	<p>Residents have commented on Oak Hill Green site as regards lorries, traffic congestion and the gas being off for one day. Clerk has contacted Hill Group and had this update from Chloe at Hill:</p> <p>I've spoken with our site team who confirmed that the recent roadworks was carried out by Cadent Gas, undertaking diversion works to facilitate our works. Once we commence on site, all construction vehicles will be brought directly into the site and will not be stationary on the road for any length of time. In terms of activity over the next six months, once our conditions are approved, we'll begin construction of the show homes. Off-site connections (drainage and services) will be completed as early as possible, alongside formation of the new entrance and progression of the site roads. Plot construction will then follow, starting at the entrance and moving in an anti-clockwise direction across the site.</p>
1387/25	Meetings of Outside Bodies and Training Courses
	<p>LCLC: protest in Epping at the last moment got it put online - minutes have come back fairly swiftly.</p> <p>EALC AGM - Clerk attended online. The meeting attempted to explain (and rationalise) some very sweeping changes made at EALC over the last year.</p> <p>Say NO to MOTO - next meeting is 9/10/25 and all are welcome to attend.</p> <p>Invitation to Waste Briefing – Understanding Waste & Recycling in Epping Forest 12/11 at 6, EFDC Offices</p>
1388/25	Highways
	<ul style="list-style-type: none"> Drain outside Jaysom is still rattling – report again. Someone has knocked the Hook Lane Give Way sign down. It's been reported several times, not fixed – report again. Pothole in the road coming down from the Top Oak has been reported as the road is disintegrating – report again To ascertain: what roads will be repaired in light of the bund – ask ECC or Brentwood BC To report the chicken farm near Goatswood Lane opposite the travellers area to Environment Agency re. the smell. Bournebridge Lane pointer sign, ask Matt Bates to repair. To get final figure from Ethan (hedge cutter) to work on Bournebridge Lane high hedges. Suggested higher precept to cover local works like these, because ECC are not paying for them – task to make a list of local works that the Parish Council authorises and funds now, in preparation for the budget and precept -make a spreadsheet for projections for 2026.
1389/25	Matters for future Agendas
	Section 106 update.
1390/25	Open Forum
	<ul style="list-style-type: none"> Resident said the local bus route has been offered to Arriva in 2026 for two years. It will go to tender and will go back to the normal route with an electric bus. As it stands, it will go back to the normal route after Gallows Corner works ends. To write to Alex Burghardt MP about the bus and the concerns about Gallows Corner, how the bus route rerouting affects our residents. No footpaths update: they are still working to get the footpaths that are closed open, path 22 in High House Farm is one accessible, but it's not fully open. JJ to see the landowners, (Stombond). Land between woodside & High House Farm has been mowed and planted; it looks nice but has not been reinstated back to its proper state after building work, though it was in the condition of works. Residents who had issue with light pollution stated that the offending lights are now off.
1391/25	Time & Date of next meeting
	NEXT MEETING 4/11/25 AT 19:15. Meeting today closed 20:44.

Signed by Chair: Date:

Signed by Clerk: Date: