

# STAPLEFORD ABBOTTS PARISH COUNCIL

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## Draft Minutes of the Council Meeting 7.15pm Tuesday SEPTEMBER 3 2025

### Present:

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

### Officers:

Ellie Thomas, Clerk

### In attendance:

17 Residents – Cllr Clive Amos of EFDC

1364/25	<b>Apologies for Absence</b>
	None – KL arrived late due to roadworks
1365/25	<b>Declarations of Interest</b>
	None
1366/25	<b>Minutes of last Meeting</b>
	Confirmed as a true record
1367/25	<b>Clerk's Report</b>
	<ul style="list-style-type: none"> <li>Usual bulletins from EFDC, ECC, EALC, Police, Travel Essex, Speedwatch, Tourism Essex, Libraries and Trading Standards circulated.</li> <li>Alex Burghart MP invites all to share notification of events in Brentwood and Ongar area on his website; send a message including a flyer to his assistant.</li> <li>Driving Safely While Aging resource circulated and will go on the website.</li> <li>The SERP (Safer Essex Roads Partnership) is polling communities across Essex about a 20mph speed limit, to understand the level of community support for lower limits in residential areas/communities. SAPC expressed interest via the link but as yet no response.</li> <li>Essex County Fire and Rescue Service - encouraging everyone, especially those working or volunteering in the community, to keep an eye out for residents who might be vulnerable or isolated, and eligible for a referral for a <b>free Home Safety Visit</b> through the <b>Online Home Fire Safety Check</b> link.</li> <li>Community Hub, taking place weekly in Epping, Waltham Abbey and Loughton is a one stop shop for residents to access information, advice and support; a working group has been set up to explore the possibility of expanding them across the district. Stapleford Abbots/Stapleford Tawney is a possible a geographical rural location. Please let us know if you can identify any accessible local venue suggestions.</li> <li>Mid July: flytipping Church Lane &amp; Albyn's lane – reported</li> <li>Community Agents from Rural Community Council of Essex (RCCE), part of Essex Wellbeing Service, offer a free confidential home visiting service to residents across Essex who may be struggling to access services or find the support they need. Suggest Linkup article as they are a non-profit service.</li> <li>EFDC annual canvass now in progress</li> <li>Theydon Bois Parish Council has sent us a recommendation for training courses - Mulberry Local Authority Services</li> <li>3/8/25 fly tipping on Oakhill Green site – reported.</li> <li>Essex County Council Public Consultation on Supported Local Bus Services open online till 27 October 2025</li> <li>EALC affiliation fees certificate has been received</li> <li>Parish Council to purchase Unknown Women in War statue - agreed</li> <li>Greater Essex councils new website to support local government reorganisation (LGR) is now live. about the future of local government in Greater Essex</li> <li>Epping Forest District Association of Local Councils discussed LGR and put together questions for Local Councils Liaison on 18/9/25 (Clerk aiming to attend).</li> <li><b>Emergency alert test</b> - The UK government is testing emergency alerts system on <b>Sunday 7 September 2025 at 3pm</b></li> <li>Flags – Operation Raise the Colours – response would be up to the individual. We always have flags up for celebrations anyway, and Union Jack always flies at the church. We will hear out any resident comments.</li> </ul>
1368/25	<b>Matters for Report</b>
	<p>Church report: the parish council is invited to the opening of the church toilets at 11am on Harvest Open Day, 27/9/25. Many thanks to all who have contributed – there is £8k still outstanding.</p> <p>Events - Quiz 19/9/25 at Stapleford Abbots Village Hall, Barn Dance 27/9/25 at Abridge.</p> <p>Tysea Stores Redevelopment Consultation: Welcome to Simon Khurshid from Rixil Properties, Mark Ganney representing the shop, and Eb Soufiani of Creative Engineers. The proposal is to expand the shop and into the building next door, (Standish house). Mark reports that people are asking for more products, and the shop is gaining popularity as a community asset. The first application was done by the freeholder and refused. The second will be done by Mark, and he was advised to ask the community. Nothing has been submitted yet and everything has to go stage by stage.</p> <p>Anticipated that the current shop will be extended first. If business goes well, they will expand into the lower floor of the other house, and there will be a 1-metre gap round its perimeter.</p> <p>Resident prepared a statement about issues: property damage by jet wash, building material storage, property line and party wall act.</p>

	<p>CA: please confirm if there will be two applications. Yes: The first application would be just extend the shop only to get more shelf space and stock space. And if that shop is successful, there would be a second application to expand. This may take years - suggest that we consider this as one and consider the other for the future. If the first stage passes and the shop is successful, Mark will ask the freeholder to grant the lease for the house and ask for permission to change from residential to commercial. There are no plans to extend the house, but the change of use is clear.</p> <p>Opening hours: resident commented that they are quite restricted, especially for people who work. Mark polled residents and off the back of this has instituted weekend opening very recently. All agree there needs to happy medium, as very late hours may attract trouble, there's no alcohol or tobacco there now, and there won't be unless people want them.</p> <p>A resident pointed out transport issues on that busy corner. The development team have taken consultation from ECC highways, and they've been given advice on parking etc. Residents concerned about reversing on the bend, it is illegal to reverse onto a main road.</p> <p>JJ: there's no access to the defibrillator outside working hours. Various suggestions offered – Simon affirmed that tomorrow he will inform the owners and it will be accessible.</p> <p>Resident pointed out that an extension would mean losing the awning – this was temporary any way.</p> <p>Access to the upstairs flat: will be from front - the extension will have a side door too, or an internal entry from the shop. Plans would be amended - resident asked for drawings for the side extension.</p> <p>CA proposed that the team come back with updated plans they can explain – this is too raw to support and sign off. Simon agreed.</p> <p>JJ: Is there anything people want in the shop that they don't have now? Residents suggested newspapers, stationery, ATM, bread, milk and eggs,, and everything that you can make a meal fro If anyone has more ideas please email to the parish council. Suggested looking at other shops such as Abridge Pancroft shop, which has a post office, Budgens at the garage and Allnutts Stores in Epping</p> <p>The team would consider a post office once the extension is done – they would have to apply specially for this as it must balance with the space needed for stock and Food Hygiene.</p> <p>Resident agreed they need to take the feedback on board, people don't hate the idea, and will welcome something clearer.</p> <p>MF and various residents queried deliveries: Simon reported that this would need to be confirmed.</p> <p>Residents concerned about parking if the shop is bigger and lorries could be obstructed by parked cars. It is an issue already and the team are trying to work around this; possibly they could involve the Oak Hill green site.</p> <p>Any planning permission would take about a year, and the first stage another year, then expansion only if there was demand for it.</p> <p>MF: Thank you for listening to our concerns about the original three storey extension, which was turned down. If the team can tweak and show plans for application number one, it would be helpful. KL suggested to mark the proposals to make it clear what is existing and what is not. Many thanks go to all who came for the consultation – the development team left the meeting at this point.</p> <p>Service areas: Say No to Moto bulletin is circulated. They ask for support – displaying posters and writing to MP and local press.</p> <p>Green projects: precipitated by St Mary's being an eco church, so we could be an eco parish. They would like to credit the footpath team for everything that they do. Further suggestions welcome – including using different bank as some are greener than others.</p> <p>General agreement to protect wildlife, and to get the young people on the board – the schoolchildren have an allotment.</p>		
1369/25	<b>Finance</b>		
	Transactions for the month – All agreed and actioned.		
	E THOMAS	CLERK JULY/ AUGUST 2025	715
	A KING	MAINTENANCE WORKS	150
1370/25	<b>Planning (Development Control &amp; Enforcement Team)</b>		
	<p><b>EPF/1587/25</b> Mitchells Farm, Stapleford Road, Stapleford Abbots, Romford, RM4 1EJ</p> <p>Erection of an agricultural building to house dairy youngstock cattle. Alex Sadowsky RETURN SEPTEMBER 8 2025</p> <p><b>Response:</b></p> <ul style="list-style-type: none"> <li>• The new building must be passed fit for cattle, and documentation made clear that it would not be converted to industry.</li> <li>• This cattle barn would be next to a food production area – the developer would have to check and apply any and all hygiene regulations that would cover this juxtaposition.</li> <li>• If it is Crown land with farmers tenancy, ask if the crown can put a covenant on it regarding use and purpose – that they apply for agricultural use only and not open the door for conversion to industrial use as happened in neighbouring field.</li> <li>• A tree survey will need to be done – and any protected trees safeguarded.</li> <li>• The road is also in a poor state of repair and will require attention.</li> <li>• The new pond must be kept as advocated, and a Flood Risk Assessment is needed.</li> <li>• Developers need to be aware of the slurry from the barn and where this will be routed.</li> <li>• We ask if there is to be a condition that it will not subsequently be residential - there is a complex planning history of this whole farm/ residential/ industrial site, with over 10 applications in the last 9 years, some refused, including a broad spectrum of proposals.</li> </ul>		
1371/25	<b>Parish Council Projects</b>		
	To look for more training for planning, re heights of trees and buildings - a manual for ready reference would be ideal.		
1372/25	<b>Correspondence</b>		
	<ul style="list-style-type: none"> <li>• Resident reported individual in a van observing then removing safety barriers around water works in Oak Hill road.</li> <li>• Resident phoned to comment on temporary bus stops not being well-indicated during recent roadworks.</li> <li>• Resident reported cars parking across pavements in Tysea Hill obstructing footway.</li> <li>• Resident reported an electric cable run across the pavement to a car - owner he said he couldn't park on his drive as it has loose shingle and car would sink. Cables across pavement are illegal - Clerk to draft letter accordingly.</li> <li>• Resident emailed about bus route 375 changing, linked to recent road improvements. Travel Essex have responded. All agreed that bus services are not the best, Clive Amos affirmed they are not sustainable. Resident who has worked in that field said the 375 contract runs out July 2026 and there's a danger of them altering it. It needs to go up for tender before that, preferably by November; the resident offered to help. He added that Boris Johnson said that there must always be a bus to a hospice, and there is one in Havering which could provide important leverage.</li> <li>• Residents reported gates were stolen at an 8-bungalow development two weeks ago - the second time this has happened.</li> </ul>		
1373/25	<b>Meetings of Outside Bodies and Training Courses</b>		
	Local Councils Liaison Committee on 18/9/25 – clerk to attend.		
1374/25	<b>Highways</b>		
	Resident pointed out dark area and high level of vegetation at Woodlands, so you can't walk along outside the complex after dusk.		

	<p>They went on to describe how it is even awkward to walk a dog in the daylight due to large plants that are a trip hazard. High House farm is cleared, but further down is not. After a car went off road into the bushes recently, ECC highways said the grass and foliage were cleared, but that is not the case – the grass is waist high. Residents are cutting it back themselves, but there's a lot of thistles and hawthorns. JJ: we've tried for five years to get something done about this. The developer, in the end, did it. Residents suggested asking the company who gets the ground rent to help – we have done this and they said it was the responsibility of ECC. A police forensic team are there at the moment investigating the accident, so maybe things may change. Footpaths team can clear footpaths, but not the roadside areas, because they're not insured. So it is highways responsibility, but highways only send clearance teams if the speed limit is 30 miles per hour or less. General consensus is that residents can do it themselves at their own risk.</p> <p>Parish Council to ask a contractor to do it, see if the ground rent agency and residents will help. Resident offered to get a price, and Council can book it in if suitable and then counter charge to ECC highways.</p> <p>Resident asked how to get bigger bins – told to call EFDC.</p> <p>Footpaths Bournebridge Lane to Passingford bridge – damage to the grass needs attention, JJ to photograph, and Clerk to write.</p> <p>Resident queried that the speed limit varies in the village – sure it has been changed. Parish Council to check.</p> <p>Drain adjacent to Jaysom is still making a noise, reported again.</p>
1375/25	<b>Matters for future Agendas</b>
	None
1376/25	<b>Open Forum</b>
	<p>EFDC had no meetings in August. Planning A in 17/9/25 with nothing for the parish featured. General discussion of planning in the district – Clive Amos can comment on the applications.</p> <p>Bournebridge Lane has new building of wood and plastic building. The tent and caravan are gone opposite Ivy cottage.</p> <p>Footpaths Report – September 2025</p> <ul style="list-style-type: none"> <li>• The focus for the clearance team has been clearance to ensure both the Millenium/Rogation walk and Coronation Trail walks were accessible for the village family events. Both walks were very successful and thanks to everyone involved in ensuring routes were clear and pleasurable to walk.</li> <li>• We are coming across a number of blockages, sadly some caused by residents clearing their own land to 'make safe' but then dumping large objects in one case a tree over the path. Where paths are blocked and beyond the capacity of the volunteers to clear they then become overgrown. All such cases are with Essex for their teams with larger equipment to clear, however this does take more time.</li> <li>• Good news on cross field paths is that eventually most were cleared. Not all were the correct width so crops then grew causing an 'adventure' when walking through, but its progress.</li> <li>• We have had reported youths causing a nuisance on the footpath with crosses the corner of the golf course and have advised any abuse of footpaths on private land is reported by the landowners to the police.</li> <li>• No update on PROW 22, the footpath which passes through High House Farm, as yet which should be open. For now walkers will need to continue to use the alternative 37 route which is back open.</li> <li>• Our usual plea to please continue to report any issues on our village footpaths using the Essex highways tell us/report a problem site and select PROW. It really does help keep our beautiful footpaths open and maintained. We do work through the cases reported as quickly as possible.</li> </ul>
1377/25	<b>Time &amp; Date of next meeting</b>
	NEXT MEETING 7/10/25 AT 19:15. Meeting today closed 21:32

Signed by Chair: ..... Date: .....

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