

STAPLEFORD ABBOTTS PARISH COUNCIL

c/o Ellie Thomas, Clerk 131 Bentley Drive, Church Langley, Harlow, Essex CM17 9QY Tel: 07599 249962
 Email: StaplefordAbbottsParishCouncil@gmail.com www.staplefordabbotts.blogspot.com

Draft Minutes of the Council Meeting 7.15pm Tuesday April 9th 2024

Present:

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

Officers: Ellie Thomas, Clerk

In attendance: Ned Fox (Development Manager, Hill Group) Chloe Houston (Manager, Hill Group) Katie Brown (Engagement Officer, PR consultant Concilio),
 18 Residents/ Visitors

1152/24	Apologies for Absence Kim Lidlow (KL)
1153/24	Declarations of Interest None
1154/24	Minutes of last Meeting Confirmed as a true record
1155/24	<p>Presentation – Oak Hill Green</p> <p>Application already approved for 42 houses: this is an initial introduction and chance to ask questions of Ned (from developer Hill Group) team manager Chloe and engagement officer Katie.</p> <ul style="list-style-type: none"> • Brief introduction to Hill, award winning family owned business. • They are in the very early stages of process on the site. • They are concerned about people who care about the site and want people to understand the issues. • The team wants closeness with the community and open communication lines. • Points are: utilisation of open space, minimising disruption with construction, understanding the impact on the neighbours, working with residents and the local authority, and engaging local suppliers and contractors to help the local economy. • Hills take pride in good environmental practice, the site will be fully electric and feature renewable technology eg heat pumps and vehicle charging; they will be safeguarding wildlife and the environment <p>Q & A</p> <ul style="list-style-type: none"> • Objections: it's a big change but the site has long been considered for development in the local plan. • Hill are responsive to communication with people effectively and will move through the building as quickly as possible, and then help integrate newcomers. • Protection, privacy and wellbeing: Hill want to create good atmosphere and will make sure the buildings are sited appropriately to mitigate wellbeing. • Increase in traffic: The assessment was done in 2019 to 2020 and said the increase of vehicles will be negligible: engineers reviewed the traffic impact statement and it is still negligible. The design of the access required has been assessed by the highway authority. Engineers will consult about crossing points on Oak Hill Road and Tysea Hill and will recommend traffic calming. Highway safety is critical for all. • Point of access was assessed in the safest place to put it (visibility, sight lines and so on). It's at the best place to be the high way authorities and parking department deem it safe. Hill to review traffic accident data up to January 2024 and factor in recent ones. Clerk to send Ned the spreadsheet. • Sales: There's a local need for houses - Hill will monitor the housing market. • Infrastructure: the tech team will discuss with the electricity provider • Flooding: they are aware of the brook that floods in the rain. A scheme will be made for an unmanaged system of runoff to a managed system designed to take in rainfall, with an attenuation basin. • Community infrastructure: will be factored in. Will new people get access to local amenities? It's being considered, NHS etc are partaking and a section 106 is in place to help the community. • Communication: There will be a link to a website about development and access to email address, where people can keep in touch; it will be maintained by the engagement team. Ned will be happy to come to more parish council meetings to help communicate things as they crop up. <p>Residents Q & A</p> <ul style="list-style-type: none"> • Is there a contract in place with the same social housing provider as previously? There should be one approved by EFDC - Hill are working with them. • The footprint of the design will be new. Once engagement with the local authority is in place it will be shared and updated. • When are they planning to start? EFDC planning estimated April 2025 as the ballpark time. • Somebody else passed and made the decisions and some of the data is old and doesn't give you a picture of the site. The traffic survey is being redone. • What about changes on site and history of the Greenbelt? Hill are bottoming out issues. Access point has been agreed by ECC. Other surveys are being redone: biodiversity, species protected, trees, highway, noise, air quality, pipeline and drainage. Drainage will be based on current rates and rainfall data. Noted that the badgers have gone, smoked out last December. Hill will raise this with the ecological consultants. • Part of the application is based on social housing for special needs with on-site warden, is this still the case? No restriction on

	<p>planning to secure it, all homes meet accessibility and adaptability standards.</p> <ul style="list-style-type: none"> • What about social housing? Not stipulated in local plan, but the company takes it seriously. • Residents spent time debating on previous developers about that new developer start at square one. • Refer to planning application design and access statement – Hill can show the booklet about it. • The crossing point was refused at the time because of speed matters. • The road needs to be wide enough for farm vehicles. • They will build existing issues into the development; affordability, social and special needs. • Why plan 42 houses here when other developments nearby are not selling? Referring to Local Plan, the plans take a lot of preparation, Hills came in at a late stage but are confident that Stapleford Abbots is suitable to promote development and sales of homes. They will learn more about the places as they go. • Road safety: the area has no streetlights – Hill will do L87 agreement works to consider safety. Access may need lighting. JJ: should be low level; if new residents want floodlights that may be an issue. • Residents living opposite and adjacent concerned about light pollution – they like the dark skies as does local wildlife. Who do we communicate with about light pollution during and after build? Hills will have a Community Liaison Officer, and when it starts on site, it will be manned 24/7 • Frequency of traffic - why is there just one road in? It depends on the site perimeter. The gas pipe has been factored in. Input from everyone will inform the design. • Resident whose garden backs onto the site asked if Hill will put their own fence up. They want to secure site but will not remove anyone's fences. They will go to the land registry which will show more details. • Traffic on site will be muddy - here will that be washed away to? The drains there are full and they're always being rodded. Wheel washing on site will be confined, it shouldn't go on the road. There will be drainage a strategy for the build phase, to deliver development efficiently from day one. • In the field opposite water comes down and goes into the brook and people maintain it. The site will probably add to this. Hill says drainage on site will be designed to deal with it and release it into the brook in small doses from a pond in front of the development and chambers underground. They will do a risk assessment and be receptive to the local people's knowledge. • Permeable paving might be a problem - Hill will link the brook with pipes under the road and rain water will be released into the greenfield. The systems don't need management or maintenance and are designed to manage floodwater in perpetuity with minimal maintenance. It depends on the stability of the ground so groundwork will take place. • Are you doing a new plan? Yes. How soon will it be available? Hill will show it before it's submitted – there will be at least one pre-app engagement session with EFDC; the plan will be inspired by discussions with EFDC, parish council and locals. 															
1156/24	Clerk's Report															
	<ul style="list-style-type: none"> • Usual bulletins: EFDC, ECC, VAEF, Police, Tourism, Trading Standards, Water, Libraries – circulated. • Fly tipping - Gutteridge Lane has been hit several times. All reported. we are in discussion with EFDC to get a pole with solar-powered a camera (£500 pounds estimated, to get quote. Tippers were cited but they threatened residents who saw them. Someone dumped a lorry here and set on fire - the emergency services were called. Much activity in the lane including dogging, and some in broad daylight. All those who see anything please report it and tell us; please take registration numbers. A camera here was stolen - suggested trees and logs at each end, to be confirmed. • Golf course caravan reported 15/3. Enforcement officer says no application submitted and she emailed the owner and told them to remove both mobile homes. No response - Navestock said a planning application for a new practice facility was approved so it may be related. No Neighbouring Authority notice received. • D Day flags ordered and arrived – for church and school. • PKF forms here – to do ASAP • Goatswood smell referred to Environmental at Brentwood and Env Agency – chase. 															
1157/24	Matters for Report															
	<ul style="list-style-type: none"> • Highway recap: awaiting pothole repair to be completely finished. Opposite Top Oak hole was filled but in the winter it regresses. There was a water leak which JJ will report to the Affinity and ECC. Other utilities holes near Top Oak have been full of water because of recent rain. Blocked drains opposite possibly the culprit, JJ to report. • The drain outside Police House has been pumping water recently but the water board said it wasn't a problem when they looked - we will report this again. • Road sign repair – update spreadsheet for JJ to send to ECC. • AGM is on 15/4/24 at 7pm. • Ride London – May 26. Potholes up to Hook Lane to be done. Also repairs to signage. Clerk to remind Chris Davey • D Day flags are here. Phil to put up the Tommy's at the church on the day. • Big help out - need to form a working party, more soon. • Minerals - the letter was sent in well ahead of deadline. • PKF Littlejohn - JJ to send Clerk final bank statement and this will go ahead. 															
1158/24	Section 106															
	<ul style="list-style-type: none"> • Parish rooms: doing costing to ascertain viability - running, build and planning. In general, we have £250k for Section 106. • Speed calming measures: Woodside Farm had 10k contributed for speed cameras. School end of the village to be equipped first. Jamie McIvor is aware and will assist getting them. • Anticipated the locations for cameras. Considered ANPR camera, as there have been car thefts. 															
1156/24	Finance															
	<p>Transactions for the month – All agreed and actioned. To check TEEC is in precept.</p> <table border="1"> <tr> <td>E THOMAS</td> <td>CLERK</td> <td>495</td> </tr> <tr> <td>C BURNETT</td> <td>FOOTPATH EQUIPMENT</td> <td>56</td> </tr> <tr> <td>EALC</td> <td>EALC COURSE CA</td> <td>20.40</td> </tr> <tr> <td>TEEC</td> <td>WEBSITE HOSTING</td> <td>199.19</td> </tr> <tr> <td>EALC/NALC</td> <td>AFFILIATION FEES</td> <td>350.83</td> </tr> </table>	E THOMAS	CLERK	495	C BURNETT	FOOTPATH EQUIPMENT	56	EALC	EALC COURSE CA	20.40	TEEC	WEBSITE HOSTING	199.19	EALC/NALC	AFFILIATION FEES	350.83
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	NEWTON NEWTON FLAG & BANNER MAKERS	D DAY FLAGS	54.60
	SAVHA	HALL HIRE AGM	35
	SAVHA	HALL FEB 24-JAN 25	385
1157/24	Planning (Development Control & Enforcement Team)		
	Three decisions on the recent planning list were refused; this can go in Linkup and notice boards in the future.		
1158/24	Parish Council Projects		
	See above – Section 106		
1159/24	Correspondence		
	<ul style="list-style-type: none"> Farmer emailed re Gutteridge Lane tipping New resident asking about website & Facebook page Crash on Oakhill Road reported to Roger Hirst - holding reply 25/3 Resident copied us into her correspondence re. Spencers Farm development - please confirm working hours on Sundays to JJ – Clerk to send. They acknowledged it is going on. Caravan at Bournebridge Lane details been sent to enforcement 		
1160/24	Meetings of Outside Bodies and Training Courses		
	CA took online course, feedback to come		
1161/24	Highways		
	<ul style="list-style-type: none"> Large pothole opposite Butcher's Farm, with traffic cone. JJ will report once we have a picture. Weeds growing in the manhole on Tysea Hill 		
1162/24	Matters for future Agendas		
	Section 106, June 2024 – The Big Help Out		
1163/24	Open Forum		
	<ul style="list-style-type: none"> The church cancelled the Community Challenge due to no response from Ride London Clark to draft email to Chris Davey. Rogation Walk 5/5/24 walk starting 2.45 at the church, 11/5/24 plant sale. Church Times article about the law changing re. parish councils supporting churches: we can make a contribution to the church from parish council funds or precept we usually do this only from rents. Diocese have plans for the toilets; fundraising soon £50-70K. Footpaths group request porta loo stays for walkers; once church toilets are built they can use those. Looking towards a 10 year plan for the church: meeting from 2-4pm 21/4/24 at Lamborne Centre to discuss, all welcome. Noted revision of welcome leaflets. Clerk and vicar to correspond. Quiz 12/4/24 at the village hall, bring your own food. <p>Footpaths:</p> <ul style="list-style-type: none"> Byway 28 Curtis Mill Lane - work has finished, seems to be good and life changing. Work initiated by Essex Highways footpaths PROW. All sent thanks to Alan Roscoe. New volunteers being sought currently group now numbers six people Recent project – putting in a key way marker at the junction of three paths 22/20/21 and 36. New post where old one appears to have been dislodged by farm traffic. CB has spoken to the landowner of footpath 19, Oak Hill Road to Nupers Hatch (19) and Kensington Park (30). Working with the landowner and getting that open. It could be quite a long project. The family at The Elms has been very helpful when working on the paths adjacent to their property. New Path number 37 opened when path 22 closed for High House Farm. It's currently blocked by a crane, whose purpose is as yet unknown. JJ to ask the site manager - the security guard in place at the entrance to the path, possibly employed by the adjacent builders. New tamper and glue to label up the paths have been obtained – see finance report. A dispute about barriers on the footpath 20 has been passed to Alan Roscoe – there was a message on Next Door. Many thanks to CB and all the Footpaths Team <ul style="list-style-type: none"> Millennium walk: risk assessment, prizes, notebooks, first aid, poster & recce. Clerk to liaise with CB on the paperwork. Next year we can put the event on the calendar – it is the fifth Sunday of Easter 		
1164/24	Time & Date of next meeting		
	Meeting closed 9:08. Next meeting May 7 2024 at 7.15. AGM 15/4/24 at 7pm.		

Signed by Chair: Date:

Signed by Clerk:Date: