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|---------------|--|----------|-------------|-----|---------------|------------------|--------|
| | <ul style="list-style-type: none"> The decision on what to do with S106 funds is agreed by Parish Council and developers when the application is put in. Oak Hill Green & High House farm both had permission to build parish rooms on their land. For Oak Hill, the original Pearl Holdings sold to Hill Group, and Pearl had the green light to fund S106 for parish rooms, recorded in their paperwork. High House Farm changed hands eight times also. Costings: There will be running costs, as rooms would be community resource as well as parish offices. Village Hall, at present, has day hire and is run by trustees on Crown Land; this arrangement runs out in 8 years. A Parish Room would provide space for clubs, coffee mornings, free space for village residents, and more. The lease on the triangle would be at a peppercorn rent. Details to be distributed as they appear, working with landowners to get drawings. If we have modular buildings they could be removable, so we may need at least temporary planning permission. The buildings may also act as a deterrent to fly tippers. MF: 40 years ago we fundraised to build the village hall, which was run by trustees and the bar takings went towards hall running costs. Those who founded it are not now in the village and it has become a business rather than the resource it was. Speed calming: Researching prices now. Speed cameras are about £25K. We could possibly try to get more funding from other developers, or do a fundraiser. We would like speed cameras as seen in Theydon Bois, which are a good deterrent for crime in general. ANPR would be very helpful, for example in their last session, Speedwatch group reported seeing a number plate that did not register with the vehicle it was attached to. | | | | | | |
| 1186/24 | Finance | | | | | | |
| | <p>PKF LITTLEJOHN ANNUAL RETURNS – Passed and signed as a true record and sanctioned for despatch. Transactions for the month – All agreed and actioned.</p> <table border="1"> <tr> <td>E THOMAS</td> <td>CLERK APRIL</td> <td>495</td> </tr> <tr> <td>CAS INSURANCE</td> <td>PARISH INSURANCE</td> <td>470.41</td> </tr> </table> | E THOMAS | CLERK APRIL | 495 | CAS INSURANCE | PARISH INSURANCE | 470.41 |
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| 1187/24 | Planning (Development Control & Enforcement Team) | | | | | | |
| | <p>EPF/0651/24 Field End, Oak Hill Road, Stapleford Abbots, Romford, RM4 1EH Demolition of the poor-quality existing dwelling and erection of replacement 6-bedroom dwellinghouse with basement. Sukhvinder Dhadwar RETURN JUNE 10 2024 Clarification requested</p> <ul style="list-style-type: none"> The Parish Council has great misgivings about this application. The original building is a poor quality house any way and the area has a history of flooding despite what the risk assessment says - the site stands on a natural water course and the basement planned here would potentially be adversely affected. We believe neighbours have commented on the flood risk. This area alone is beyond the needs of a 6 bedroomed family house. The basement is 45 ft wide x 66 ft depth containing a pool room of 45 ft x 22 ft and a cinema with luxury seating for 22 armchair type seats. A basement of this size sets precedent for the village and could destabilise the foundations of the village The proposal could mean overdevelopment. We are not seeing any existing sizes for the existing site plan, to see how much the proposed development would go over that - we have asked for clarification on this and an extension on the application date but have heard nothing as yet. If this application is called into the Committee we will register to speak. <p>EPF/0959/24 Old School House, Bournebridge Lane, Stapleford Abbots, Romford, RM4 1LU Grade II listed building application to replace existing utility room structure. Retain existing base, replace existing door and windows, replace existing roof structure and glazing. No change to size or massing. Frederique Caillat RETURN JUNE 10 2024</p> <ul style="list-style-type: none"> No objection <p>EPF/1002/24 Stapleford Abbots Golf Course, Tysea Hill, Stapleford Abbots, Romford, RM4 1JU Erection of a replacement mobile home for temporary use for 3 years. Marie-Claire Tovey RETURN JUNE 17 2024</p> <ul style="list-style-type: none"> The Parish Council OBJECTS to this application <p>EFDC enforcement were called by the Parish Council in regard to this caravan, and they agreed that this needs to be removed. Enforcement said they would give notice to remove the caravan so we ask why it has not been removed.</p> <p>With regards to the planning application, there have been several applications made as regards the clubhouse and storage solutions:</p> <ul style="list-style-type: none"> Application Reference EPF/1002/24 Erection of a replacement mobile home for temporary use for 3 years. Application Status: Under Consultation Application Reference EPF/0147/24 Proposal is for a consolidation of storage and operational facilities at Stapleford Abbots Golf Club in a form of a new storage unit. Application Status: Under Consultation Application Reference EPF/1080/23 Proposed replacement Starters Hut with necessary accessible restroom facilities and storage use. Application Status: Approve with conditions Application Reference EPF/2310/22 Demolish damaged Starters Hut and replace with steel framed unit to contain secure machinery store in addition. Application Status: Refuse Permission Application Reference EPF/0109/20 Demolition of existing building and erection of 40 mobile homes in the SW corner of the golf course to work as ancillary leisure structures for the club. Application Status: Refuse Permission <p>They have put an application in previously for mobile structures and these have been rejected; we feel that the enforcement mandate needs to stand and the caravan be moved. The caravan is visible from the road and is dilapidated with the window frame hanging out. Surely this cannot be considered as usable or waterproof. If this application is called to Committee we will register to speak.</p> | | | | | | |
| 1188/24 | Parish Council Projects | | | | | | |
| | None this month | | | | | | |
| 1189/24 | Correspondence | | | | | | |
| | None this month | | | | | | |

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| 1190/24 | Meetings of Outside Bodies and Training Courses |
| | None this month |
| 1191/24 | Highways |
| | <ul style="list-style-type: none"> • Pothole on Church Lane near Holly Cottage done. Pothole repairs on corner of Tysea Hill disintegrating already – reported. • Ditches on Church Lane are blocked: it’s council land, JJ to speak to Dave the drainage contact. Residents cleared it last year. • Resident reported hole in the road opposite where Woodlands Grove & High House are. It’s happened before: JJ to tell ECC. • Bridge on Tysea Hill is narrow, better for minor traffic, no street lights – unsuitable for lorries that now use it. To raise FOI to see what weight should be on this bridge. • Kerb at Fairways/ The Nest has been tarmacked a lot and is the same height as the road – it causes runoff into driveways. This is made worse because drains are blocked. JJ to tell drainage contact, as it’s a potential health & safety hazard. • Emergency planning: Resident asked if it’s up to date and includes flood risks. Response that we had an expert from EFDC in to give a presentation on this, and he recommended not to have a definitive plan, as you are bound to it and liable if it has to be carried out. It’s best to collate and keep emergency numbers and contacts in case of crisis, but no more. |
| 1192/24 | Matters for future Agendas |
| | None this month |
| 1193/24 | Open Forum |
| | <p>Shop: is open – as of 4/6/24 no food on site. Owner has lease for 1 year, and from then on there may be different plans for it.</p> <p>Footpaths Report:</p> <ul style="list-style-type: none"> • Team has been out and about despite inclement weather. FP 19 stiles and hazards have been made safe. FP 30 is cleared, giving access from Kensington Park nearly to the end of Bournebridge Lane. • CB, PROW Lead has consulted with AR, EssexPROW Officer about blockage on FP 20. Midway between oak Hill road and Bournbridge Lane. AR to see landowners who would need to move the fence. • FP 18 is blocked near Olives Farm – AR to raise enforcement order if it is not dealt with. • Farmers have marked paths in the fields this year – some are very narrow and will be monitored. • FP 25 a popular path which leads to Havering is the next project. • Many thanks to all on the Footpaths Team for their hard work. <p>Church Report:</p> <ul style="list-style-type: none"> • Church Lane overgrown – JJ to ask old contact John, and if he can’t do it ask Mugleston’s who have worked with us before. • London gallery choir concert 23/6/24, 5pm at the church • The St Francis hospice choir concert 6/7/24, 7pm at the church • Flower festival 27/7/24 – 28/7/24 at the church, theme CONGRATULATIONS, all contributions are welcome. • Residents suggested repainting the bus stop as it’s scruffy and graffitied. Clerk to approach M Bates for quote. <p>Welcome to EFDC Councillor Clive Amos & Councillor Sue Jones – Theydon Bois with Passingford Cllr Amos reported Planning Advisory Service (PAS) may have issues with EFDC Planning. Meeting TBA with Cllr Paul Keska. The time to decide planning applications has been reduced. PAS recommendations are being considered by EFDC, but if EFDC is “designated” they will lose control of what happens to development as developers could potentially apply to Planning Inspectorate to bypass EFDC. JJ pointed out that we have developments here half empty as people cannot afford to buy. The MP is also worried – Government is insisting on building, but prices are so high that even affordable housing is affected. Feedback from Parishes – Cllrs Amos & Jones to ask us for feedback if need be (they will be at meeting on 19/6/24) Times article – EFDC worst in the country for granting planning permission. If EFDC is bypassed then so are the parishes.</p> |
| 1194/24 | Time & Date of next meeting |
| | Meeting closed 21.05. Next meeting July 2 2024 at 7.15. |

Signed by Chair: Date:

Signed by Clerk:Date: