

Moreton, Bobbingworth and the Lavers Parish Council

MINUTES

Meeting: Council Meeting

Date: 8 March 2022

Time: 7.45 PM

Venue: Magdalen Laver Village Hall

PRESENT:

Councillors (6): Cllr Collins (Chairman), Cllr Darken, Cllr Hall, Cllr R Padfield,
Cllr Radbourne, Cllr A Stuart

Also in Attendance (1): Gurdip Paddan – Clerk

Members of the Public: (3) Residents – Mrs Johnson, Mr Shadbolt and one resident for part of meeting

Members of the Press (0)

PC.134 APOLOGIES FOR ABSENCE

Cllrs Busch, Cooper, Crosbie, Dawson, Foulser, Leverich and Martin.
Cllr I Hadley (EFDC).

PC.135 OTHER ABSENCES

Cllr Kessock-Philip.

PC.136 DECLARATIONS OF INTEREST

None received.

PC.137 CONFIRMATION OF MINUTES

The Minutes of the meetings held on 11 January 2022, 1 February 2022 and 8 February 2022 were approved and signed as a correct record. Proposed Cllr Stuart, Seconded Cllr Hall. All **AGREED**.

PC.138 PARISHIONERS' FORUM

Mr Shadbolt addressed the Council in respect of his planning application/appeal (EPF/1583/21 appeal ref APP/J1535/W/21/3284064). It was noted that some time ago Councillors visited the site in School Lane with regards to his application for a one bedroom dwelling, unfortunately due to unforeseen circumstances the Parish Council was unable submit its comments. The application was currently at appeal and this presented an opportunity for interested parties to submit comment to the Planning Inspectorate up until 11 March. He asked if the Council was going to discuss this application tonight? It was confirmed that Members had already put forward their observations to the Clerk in support of the application/appeal.

The Council had supported the application as stated in the minutes of September 2021; for the conversion of an existing building into a one bedroom dwelling, removal of shed, polytunnels and garage building at Land opposite the Old School, School Lane, Magdalen Laver. It was suggested that in the Council's comments to the Planning Inspectorate that it be stated that the Parish Council was unable to comment on the planning application (EPF/1583/21). It was **AGREED** to write in support of the Appeal. The Council's response to the Appeal is shown under the Agenda item for Planning.

There were no further questions for Mr Shadbolt and he was thanked for attending the meeting.

Mrs Johnson introduced herself and gave a brief background on Robins Acre site in terms of when and how it was built and the surrounding buildings and acreage; together with an explanation for the proposed development of the revised plans and the special circumstances (an email had been circulated to Members regarding the special circumstances). Members noted that Mrs Johnson was now retired and during lockdown followed the local community updates via the Council's website and village magazines. She has attended a number of Parish Council meetings. The application was made by her son, Scott Johnson who was not available to attend the meeting tonight. The application was for a two storey side extension. She advised that Scott had moved to Robins Acre in 1986 and grew up in the area; married at Matching Church and moved to Harlow to purchase his first home as prices were more affordable. He had resided in the granny annexe whilst he was saving for a suitable house.

After a number of years, the parents struggled with Covid and needed help. Mr and Mrs Johnson (senior) have serious health issues and therefore their son and his wife bought the house from the parents. The parents have moved into the granny annexe, which is an ancillary to the main house. This enables Scott Johnson and his family to provide support to his parents. Three generations live on this site and an additional bedroom is required for the grandchildren, as the main house only has three bedrooms. The house has to be fit for purpose for multi-generational living.

Since moving back to Robins Acre, Scott noted that it has made a vast difference to his parents' wellbeing. The grandparents are able to help the young family and visa a versa. Also there will be less burden on adult social care, as Scott and his wife are on site. She hoped that the Council will consider the points raised tonight for a positive response to EFDC.

Members had considered the application together the additional information, which was provided by Scott Johnson and a site visit was carried out. The special circumstances were taken into account and a response had been agreed, as follows:

All Councillors have had the opportunity to consider this planning application and the majority are of the opinion that in normal circumstances this would be considered as overdevelopment in the Green Belt. However, Councillors decided that there may be mitigating circumstances in this particular case concerning the medical condition of some of the occupants of the property. Councillors therefore concluded that EFDC may wish to decide that this is a case of special circumstances which could override the considerations of overdevelopment.

Mrs Johnson was thanked for her attendance and the report.

PC.139 REPORTS

Councillors RECEIVED the following reports:

- a) Chairman's Report – The Chairman advised that he had received an email from Cllr Martin, who was unable to attend tonight and wanted the following to be reported:
 - i) Farmers Market – Members to be reminded of the Moreton Farmers Market on Sunday 13 March. They made £360 from the first two Markets for the local community. If they do not get sufficient support on Sunday it could sadly be the last due to stallholders not making enough income.
 - ii) Ride London – Cllr Martin had written to Councillor McIvor (ECC) and Councillor Hadley (EFDC) regarding his concerns in relation to access out of the villages. Cllr Martin suggested part of the Talbot roundabout remains open to vehicles on Sunday, which will have full road closures to enable access to the M11 for Members. Road closures have been unpopular due to lack of consultation with residents and those that work and have caring responsibilities, it would be interesting to hear if either of the principal authority Councillors discuss this suggestion. Thankfully it does not affect our roads apart from the full closure of the A414. This information was **NOTED**.
- b) Vice Chairman's Report – Cllr Stuart advised that he had written to Cllr Lee Scott (ECC) regarding issues relating to local roads and eventually received a response which was not acceptable and clearly stated that the Highway Rangers would be able to assist the Parish Council for low level works. Highway Rangers are very helpful but their responsibility and capabilities are somewhat limited. Unfortunately, Cllr Scott had missed the point and Cllr Stuart will be writing to Cllr Scott again on this matter. Cllr

Stuart has been communicating with Cllr Hadley (EFDC) on such matters but recently noticed that emails were not getting through. Members were advised that Highways have already put up warning signs on the highway, which indicates that there is an issue that should be addressed. An example was given – the road coming down from Pedlars End in Moreton has a large gutter, which needs attention and has been identified by Highways due to the recent warning signs being displayed.

He also advised that Community Spirit wished to make an application for grant funding towards the maintenance of public areas and that he was aware that he cannot put forward a request at this meeting due to procedural matters, as such an application needs to be an agenda item for full discussion. It was **AGREED** that this item be placed on the next agenda and full details to be provided within the application for deliberation.

Lastly, Cllr Stuart reported that a year ago there was a discussion regarding communicating with local farmers to request delaying the cutting back of grass verges in order to encourage local wildlife. Unfortunately Cllr Leverich was not available to report on this item. It was noted that the ECC (Highways) do cut a strip twice a year to maintain the area along the roadside. If the grass is left over a period of time it makes the roads even narrower. The main concern was the site lines around corners that can be an issue if left uncut. Councillors agreed that farmers have carried out the maintenance that can be done safely and added that there is the cost element of carrying out such works. Further discussion ensued on overgrown hedges; especially the one at the entrance to Gainsthorpe Road, going onto Ongar. Members noted that ditches are normally cleared by land owners but not always. Some hedges have been maintained by landowners but there are areas whereby the hedges were overhanging onto the highway carriage. The Council has written letters in the past to landowners on maintaining their hedges. The responsibility of cutting hedges was considered and it was **AGREED** to place this item on the next agenda for discussion, as it will provide sufficient time for Councillors to identify the areas that need reporting and action taken. Hedges are normally cut between September and February but timing can differ.

c) District and County Councillor Reports – none received.

d) Parish Councillor Reports – Cllr Hall advised that discussions have been held on whether Bobbingworth needs a Village Hall. Moreton has a village hall and the village has 360 residents and Bobbingworth has 280 residents and does not have a village hall nor a pub or any community facility within the area other than the church. This was something that was being investigated and they would be considering Lottery Funding for this long term project. The Chairman advised that Moreton were looking into a new village hall and that it would be advantageous for Cllr Hall to liaise with Margaret Gemmill.

PC.140 CLERKS COMMUNICATIONS AND CORRESPONDENCE REPORT

a. An email was received from Highways (ref 2751451) drainage issue at Watery Lane – Highways have investigated and risk-assessed this issue and concluded that it is not as serious as many other issues that they are aware of so they will not be taking any further action on it. The location will be regularly monitored through scheduled inspections and they may take action in the future if there was significant deterioration. At present they are prioritising their principal road network, the repairs of the worst pot holes and other safety critical work and bridge repairs. **NOTED.**

Members raised the issue of safety and the state of the verges and ditches together with the water that runs off the farmland. Cllr Darken advised that she knows Watery Lane area well and advised that land was higher on one side and if one looked at the opposite lower side, one can see the problem. The issue is the ditches which require clearing, as dead wood and branches have collected and therefore the water sits and has no opportunity to drain away. On occasions it is impassable and a danger to inhabitants. It was agreed that landowners have a responsibility of clearing their ditches. The land in question was on the Lavers side not the Rodings. Consideration was given to the source of the issue and the water's journey onto Moreton and its potential impact on the land along the way. Cllr Stuart agreed to call his contact at EFDC and view the site so that appropriate action can be taken.

- b. **ESSEX MINERALS LOCAL PLAN REVIEW WAS NOTED:**
 The Council was being consulted on the proposed amendments to the Essex Minerals Local Plan 2014. The most significant changes from the previous consultation were a proposed reduction in the overall amount of sand and gravel that the Minerals and Waste Planning Authority needs to plan for in the future and that new sand and gravel sites are required to be allocated as part of this Plan Review. ECC are holding ‘Call for Sites exercise’. Following the conclusion of the engagement on Policy S6 and the Call for Sites exercise, the Minerals and Waste Planning Authority will consider all response received and assess all sites received for potential allocation under a site selection methodology. Engagement documents can be found on: Essex County Council website at www.essex.gov.uk/minerals-review.
- c. A letter has been received from Mr and Mrs C Sullivan’s agent, RPS Group regarding the Council’s response to the Tilegate Farm application EPF/3231/21 for a minor material amendment. The Agent made reference to the latest decision issued by EFDC to the proposals, in terms of; no change to application red line, minor changes to the main house the plans showed the replacement house with an increased floor area. In the Agent’s opinion it does not represent overdevelopment in the Green Belt. The amendment retains the Queen Anne style, which was common in the surrounding area and the changes were no more than a minor material change. The application submitted in November 2021 was withdrawn following the advice of the Planning Officer. The Agent’s comments provided would enable the Parish Council to reconsider their position. No discussion was held on this matter as the Council had made a decision at the Planning meeting held on 1 February 2022.
- d. Defibrillator training – following the publication of the proposed training flyer, the Council has received emails from 30 potential candidates. The following quotations have been received:
- i) EALC can deliver the training in three sessions (one hour session for 10 candidates. In total there will be three sessions in the morning) on a Saturday 9th April in the morning at a total cost of £900.00 +VAT.
 - ii) St John’s Ambulance can deliver the training for up to 30 candidates in a two hour session at a cost of £600. The availability of a trainer can only be confirmed once the booking form has been completed.
- It was **AGREED** to obtain further information and an alternative quotation before booking the event. A decision will be made via email and individuals notified of the date, time and location of the training session.
- e) Moreton Primary School; a response had been received advising that the school was aware of the issues surrounding the traffic at school start and finish times. One of the conclusions the school had come to was that there was no public transport running to Moreton so parents have to drive their children to school. Also whether the Council had approached Epping Forest District Council about their reasons for reducing bus service to the village? With regards to the Easement agreement with The Dog and Pickle, the agreement was never formal. This was due to the escalating costs to the School. The Parish Council has contributed but sadly the School’s budget was very limited. The School sends out reminders about parking and has after school clubs so that not all children leave the School at the same time. They also accommodate ‘drop and go’ option in the mornings via the staff car park. If Councillors have any suggestions, as to how the School can ease the situation, the Headteacher would be happy to hear Councillors’ suggestions.
- Members agreed that a majority of the parents do use the car park and that it was a few drivers that cause this issue twice a day. It was confirmed that the letters/complaints were mainly from residents in Church Road. **NOTED.**
- f) Housing Survey – an email was received from Laura Atkinson asking if the Council had made a decision on how it wishes to proceed following the presentation at the December meeting. Following a discussion it was **AGREED** that a parcel of land had to be identified before a decision is reached. Also this was something that will take considerable time before a decision is made.
- g) The Clerk had notified EFDC’s Enforcement Officers of a suspected breach of planning control which was identified within the minutes of September 2021 meeting. The investigation is being carried on the property at Moonrakers, School lane, High Laver. **NOTED.**

- h) An email received from a resident had been circulated to Members regarding a Non-Material amendment to North Wilmore Barn, High Laver. Reference: EPF/041022. Unfortunately, the Council had not received notification of this application; although the EFDC's planning webpage notes that the Council is a consultee.

Post Minute Note: The Clerk had written to ascertain why the Parish Council was not being consulted and the following response was received from EFDC - *This application relates to a Non Material Amendment to the original proposal, we have to issue a decision within 28 days, so we do not consult the Parish Council.*

Members agreed via email to write to EFDC and following comments were made:

- I. North Wilmore Barn is a listed building and therefore Non Material Amendment cannot be applied. We understand that North Wilmore Barn has its own curtilage, which is separated from Great Wilmores by a boundary fence the property is curtilage listed.
 - II. The style and size will have a detrimental effect on a Grade II listed building, as it would not be in-keeping with the character of the building and surrounding environ, as it changes the description of development from the original application.
 - III. The plans clearly show that the proposed first floor window faces onto the neighbouring building and grounds; therefore it constitutes an unreasonable adverse effect on a neighbour; therefore beyond the scope of the Non Material permission.
 - IV. The Council feels strongly about retaining the character of Listed buildings.
- i) Communication for information purposes from EALC, EFDC and ECC is emailed to Members.

PC.141 PLANNING TRAINING SESSION FOR ALL MEMBERS

Members were advised that Planning training had been arranged for 30 April 2022 at 10am in Moreton Village Hall. The training had been organised to assist members with Planning regulations and change to planning law. The training will be delivered by EALC's trainer, Adriana Jones who is well versed in Planning and has agreed to deliver the session. The cost of the training for a Saturday morning session is £630 + VAT; maximum of 14 Councillors.

Councillors **AGREED** to the cost of the training session of £630 + VAT on Saturday, 30 April 2022 at 10am in Moreton Village Hall.

PC.142 DEDICATED EMAIL ADDRESSES FOR COUNCILLORS

Cllr Hall updated the Council on her success in setting up her Council email address working with Vikatechost and advised that she would be sending out instructions on how to set up the email address on devices to all Members. It was suggested that as individuals set up their Council email address; the website be updated accordingly.

PC.143 MORETON:APPLICATION THROUGH NAGS HEAD CAR PARK: LETTER FROM ECC WITH MAP

A copy of the letter and the map from ECC had been circulated to Members for consideration. The letter sought clarification on whether the footpath route applied for was ever routinely blocked by parked cars and whether users adhered rigidly to this route or wandered freely over the wider area. It was noted that this matter was separate to the one from the application for a private easement over the land for the benefit of the school.

A discussion ensued on the use of the footpath and its condition. The footpath appeared to be used by people taking a short cut through the car park via the footpath onto Lake View site via the bridge. A short discussion ensued on whether the route being used is a recognised footpath. It was suggested that old maps be viewed to ascertain whether this route is a documented footpath. Further discussion ensued on footpaths in general and whether the Council held copies of definitive footpath maps. It was noted that a past councillor dealt with footpaths and held maps. Cllr Stuart agreed to look into old maps and update Members.

Post Minute Note: Cllr Stuart emailed everyone to advise that following his research it transpired that the used footpath is not a documented route.

PC.144 JUBILEE CELEBRATIONS

Members received updates from Councillors on the forthcoming Jubilee celebrations:

Cllr Hall advised on the Moreton and Bobbingworth proposed celebrations. A number of ideas have been put forward but none mobilised at present. The next stage was to find volunteers to help deliver the potential events, as follows:

- Hog roast and afternoon tea being organised by the White Hart pub.
- Shared green spaces, residents can buy food from the White Hart pub or bring their own picnic.
- Number of activities – Morris dancers, Horticultural Society to provide information and a children’s fun activity with a prize.
- Display of over two thousand photographs and memorabilia being displayed in Moreton Village Hall – also a rolling projection slide show.
- BCC Buckingham Palace concert will be played on audio.
- Still looking into getting a live band. Moreton and Fyfield Scouts will be in attendance. Bunting has been sourced for the centre of the village. A volunteer will ensure that the bunting is at a safe height. Hoping to engage with the local school after the half term break.
- Christmas Choir are willing to sing. For a fee but no commitment at present; two Chelsea pensioners have been identified to provide traditional presence on the day.
- Currently looking into the logistics to make things happen and formalising the timetable.

Cllr Padfield confirmed that Matching and the Lavers have the following arranged to mark the Jubilee:

- 10am church service at Matching Green.
- Tea party, games and fun competitions at Magdalen Laver Village Hall – these will be free for everyone to enjoy, as long as we know of their attendance.

The Chairman thanked Councillors for their reports. It was noted that the Council’s application for grant funding towards a beacon was unsuccessful. Due to lack of volunteers and funds, it has not been possible to arrange a beacon or a bonfire for the Jubilee celebrations at present. Some of the issues highlighted included: safety, location, risk assessment and crowd control.

PC.145 PLANNING

- a) Councillors NOTED the following planning applications below which have been responded to by way of the Clerk’s delegated powers following email consultation with Councillors:

EPF/2833/21	Stonehall House Tilegate Road Magdalen Laver Ongar, CM5 0EG	Proposed erection of an ancillary outbuilding.
<p>The Parish Council Objects to the proposed size of the outbuilding on the grounds that it is oversized for housing a heat pump, also it is our understanding that the previous outbuilding had taken into account the footprint of the house plus the extension for heat pump source housing.</p> <p>Following consideration of the proposals and the site, we would also like to bring to your attention that there is a swimming pool and a brick wall, pillars/gates that have been erected without permission, as we understand EFDC had refused permission on such a development in the past and it was brought to the attention of the Enforcement Officer.</p>		
EPF/3003/21	Home View Greenman Road Magdalen Laver Ongar, CM5 0ES	Proposed single storey garden store / garden room. (Resubmission - altered roof form to fit within Class E Permitted Development).
<p>The Parish Council Objects to the proposed single storey garden store/garden room. (Resubmission - altered roof form to fit within Class E Permitted Development) on the grounds of overdevelopment on a Green Belt site. The building has been erected with an apex roof and the application is now for a flat roof to comply with permitted development. We wish to reiterate our</p>		

<p>previous comments on this application - http://planpub.eppingforestdc.gov.uk/NorthgatePublicDocs/00835177.pdf</p> <p>Looking further at the details of the application site we are concerned about the driveway access to this property, which has been repositioned, away from where it used to be leading up to the front door, it is now on the curve of a blind bend which has an impact on highway safety.</p> <p>Letter from EFDC received on 21 January 2022 advising that the above application has been withdrawn.</p>		
EPF/2503/21	<p>Vojan Restaurant Epping Road Bobbingworth Ongar, CM5 0DE</p>	<p>First floor extension above restaurant to create space for a HMO.</p>
<p>No Objection</p>		
EPF/3120/21	<p>Molmans Tilegate Road Magdalen Laver Ongar, CM5 0EH</p>	<p>Proposed three bay garages.</p>
<p>No Objection</p>		
EPF/3137/21	<p>Molmans Tilegate Road Magdalen Laver Ongar, CM5 0EH</p>	<p>Application for Grade II Listed Building consent for a proposed three bay garage.</p>
<p>Listed Building Consent</p>		
<p>No Objection</p>		
EPF/2856/21	<p>Embleys Farm Fyfield Road Moreton, CM5 0HY</p>	<p>Construction of a domestic garden shed.</p>
<p>No Objection</p>		
EPF/3231/21	<p>Tilegate Farm</p>	<p>Application for Variation of Condition 2 for EPF/1052/17. (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping).</p>
<p>The Council Objected to the proposals and this application was considered at the Parish Council's Planning meeting held on 1 February 2022. The full objection was contained within the minutes attached to the agenda.</p>		
EPF/3232/21	<p>Tilegate Farm</p>	<p>Application for Approval of Details reserved by conditions 3 'types and colours of external finishes' & 5 "discoloured or odorous soils" for EPF/1052/17. (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping)</p>
<p>The Council Objected to the proposals and this application was considered at the Parish Council's Planning meeting held on 1 February 2022. The full objection was contained within the minutes attached to the agenda.</p>		

EPF/3237/21	Paddocks, Little Laver Road	Alterations to existing front bays and construct of new entrance canopy. Alterations to existing windows.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/3238/21	Paddocks, Little Laver Road	Application for a Lawful Development Certificate for a proposed construction of a rear flat roof dormer/construction of 1m high walls to the front of the site as well as an entrance gate.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/2446/21	Bush Hall Farm, The Maltings, Threshers Bush, Matching	Proposed single storey garden room.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
Listed Building EPF/2452/21	Bush Hall Farm, The Maltings, Threshers Bush, Matching	Grade II Listed Building application for a proposed single storey garden room.
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/3241/21	Phoenix Epping Hotel, Epping Road, North Weald Bassett	Application for Variation of condition 3 for EPF/2223/19, (Extension and alteration of the former Little Chef building associated with the Travelodge at Epping Road, North Weald Epping plus change of use to C1 use in the form of 6 serviced apartments).
No objection. This application was considered at the Planning Meeting held on 1 February 2022.		
EPF/0016/22	3 Bundish Hall Cottages Ongar Road, Fyfield Ongar CM5 0HP	Single storey side extension forming a new living area.
No objection		
EPF/0030/22	Fairways Harlow Road High Laver Ongar CM5 0DL	Demolition of existing conservatory, single storey rear extension with internal alterations. Additional covered BBQ area side extension and modifications to existing rear dormers.
<p>The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances and that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The Parish Council has considered this application at length, and whilst no very special circumstances have been put forward by the applicant, the Council has considered the potential impact on the Green Belt by the rights afforded to it by permitted development against the proposal submitted.</p> <p>The Parish Council places great importance on protecting the Green Belt, however after taking all the factors of this particular application into account, specifically the size of the curtilage, the Parish Council feels that the circumstances of this application are such that the cumulative potential impact on the green belt should permitted development rights be fully implemented would have a considerably more detrimental impact on the Green Belt than the application being proposed.</p>		

<p>Given these circumstances of this particular application and property, the Parish Council would have NO OBJECTION subject to <u>all permitted development rights being removed</u> and that this is listed as a condition. Likewise we wish for a condition to be listed that the open sided structure to cover a patio adjoining the kitchen (attached to a previous extension) should remain an open structure and should not be enclosed by walls.</p> <p>Should this not be possible, the Parish Council would OBJECT to the application on the basis of overdevelopment in the Green Belt. In the event of an objection, the Parish Council confirms its intention to attend any meeting of the EFDC Plans East Committee if necessary.</p>		
EPF/0173/22	The Meadow Pedlars End Moreton Ongar CM5 0LW	Application to determine if Prior Approval is required for a proposed change of use from Agricultural Buildings to Dwelling houses (C3).
<p>The Council supports the application to determine if Prior Approval is required for the proposed change of use and will consider the planning application of change of use of the stable when an application is presented for comment. Please note that the stable is not a previous agricultural building and therefore has no agricultural permitted development rights.</p>		
EPF/3285/21	Little Roothings Little Laver Road Moreton Ongar CM5 0JE	Two storey side extension to create a home office ad enlarged drawing room and two bedrooms with en-suites.
<p>No objection to the above planning application but the Parish Council requests the inclusion of condition SCN36 to ensure the replacement of the two trees is undertaken. The Parish Council supports tree retention and tree protection.</p>		
EPF/2364/19 RECONSULTATION	Site adjacent to Great Notts, Moreton Road, Bobbingworth, Ongar, CM5 0LU	Proposed conversion of an existing barn to form a single detached residential unit, retaining existing access & on-site car parking. ** RECONSULTATION - REVISED SUPPORTING PLANNING STATEMENT RECEIVED**
<p>The Council considered the revised supporting planning statement, which accepts the financial part (i) being the section 106 Agreement but not the restrictive parts (ii and iii) and therefore we conditionally support this application subject to: The proposed conversion to residential occupation being conditional on the continued use of the site as a caravan park and that the barn cannot be sold separately from the business. Further that if at any future time the site ceased to be used as a caravan park then the barn would revert to agricultural use.</p>		
EPF/0188/22	Robins Acre High Laver Road High Laver Ongar, CM5 0DX	Proposed two storey side extension.
<p>Moreton, Bobbingworth and the Lavers Parish Council considered the above planning application and were of the opinion that in normal circumstances this would be considered as overdevelopment in the Green Belt. However, the Council decided that there may be mitigating circumstances in this particular case concerning the medical condition of some of the occupants of the property. The Council, therefore concluded that EFDC may wish to decide that this is a case of special circumstances which could override the considerations of overdevelopment.</p>		
EPF/1583/21 appeal ref APP/J1535/W/21/3284064	Land opposite the Old School, School Lane, Magdalen Laver CM5 0EF	Conversion of an existing building into a one bedroom dwelling, removal of shed, polytunnels, and garage building.

<p>The Council supported the application last year but due to administrative issues the deadline was missed. EFDC had refused permission and the application has gone to an Appeal. Members agreed to comment on the Appeal as the proposal accords with the Parish Council's Neighbourhood Plan for 1 – 2 bedroom dwelling for local inhabitants. (See section 'e' below for the response).</p>		
EPF/2364/19	Site adjacent to Great Notts Moreton Road, Bobbingworth CM5 0LU	Proposed conversion of an existing barn to form a single detached residential unit, retaining existing access & on-site car parking. ** RECONSULTATION - REVISED SUPPORTING PLANNING STATEMENT RECEIVED**
<p>The Council considered the revised supporting planning statement, which accepts the financial part (i) being the section 106 Agreement but not the restrictive parts (ii and iii) and therefore we conditionally support this application subject to: The proposed conversion to residential occupation being conditional on the continued use of the site as a caravan park and that the barn cannot be sold separately from the business. Further that if at any future time the site ceased to be used as a caravan park then the barn would revert to agricultural use.</p>		

b) Councillors NOTED the following Planning decision by EFDC:

EPF/1658/21	Watermans End Cottage Watery Lane Little Laver CM17 0RQ	Renovation of existing barn and partial conversion to provide ancillary accommodation.	Permission Granted (With Conditions)
EPF/2477/21	The Oates Workers Road High Laver CM5 0DZ	Demolition and rebuild of conservatory on the existing footprint.	Permission Granted (With Conditions)
EPF/2857/21	4 Mill Lane Moreton Ongar, CM5 0DN	Removal of existing side conservatory, proposed two storey side extension & single storey front extension (with a projecting ground floor bay feature & roof of the bay to be used as a terrace off the master bedroom).	Permission Granted (With Conditions)
EPF/2676/21	The Old Rectory Stony Lane Ongar, CM5 0DQ	TPO/EPF/36/82 (Ref: T4) T1: Oak - Crown reduce by up to 3m, as specified. Crown lift to 5m above ground level, as specified.	Permission Granted (With Conditions)
EPF/1669/21	Watermans End Cottage Watery Lane Little Laver CM17 0RQ	Application for a Grade II Listed Building for a proposed renovation of existing barn and partial conversion to provide ancillary accommodation.	Permission Granted (With Conditions)
EPF/2709/21	Church Farm Workers Road High Laver Ongar, CM5 0DZ	An application to determine if Prior Approval is required for a proposed change of use of agricultural buildings to dwelling houses (Class C3) (conversion of a detached stable block, including insertion of windows to facilitate natural daylight.	Not Lawful

EPF/2996/21	4 Mill Lane Moreton Ongar, CM5 0DN	Proposed vehicle crossover from highway into application property.	Permission Granted (With Conditions)
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- c) Councillors NOTED the following planning application(s) for which EFDC does not normally accept comment:

EPF/0226/22	Highfield Moreton Road Bobbingworth Ongar CM5 0LU	Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.47 metres & a maximum height of 3.76 metres.
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- d) Councillors NOTED the following planning applications that are still to be considered by the Council, the deadline for this Council's response being as per EFDC's deadline (these applications will be dealt with by the way of delegated powers to the Clerk).

EPF/1583/21	Land opposite the Old School, School Lane, Magdalen Laver CM5 0EF	Conversion of an existing building into a one bedroom dwelling, removal of shed, polytunnels, and garage building.
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It was **AGREED** to respond to the Appeal (Minute No PC.138 above refers). Response as follows:

The Council supported the original planning application for the conversion of an existing building into a one bedroom dwelling, removal of shed polytunnels and garage building but due to administrative issues the Council was unable to comment within the timescales.

The Council supports the Appeal, as the proposed one bedroom dwelling will enhance the site in terms of the loss of the shed, polytunnels and the garage buildings within the Green Belt but retain a small modest building which is situated between other properties as a small infill. We believe that infilling is supported by NPPF, where infilling in villages is accepted. As this infill is of modest scale it is unlikely to create urban sprawl and will not add any addition with a consequent effect on the Green Belt or to the existing planting to the boundaries.

The proposal is supported by the Council's adopted Neighbourhood Plan, which supports small properties to be provided for young people to remain in the village.

There is no impact on neighbouring amenity, as the building is distanced from adjoining properties.

EPF/0269/22	Highfield Moreton Road Bobbingworth Ongar, CM5 0LU	Application for proposed demolition of existing single-storey rear extension and outbuilding. Construction of new first floor above existing footprint.
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- e) Councillors NOTED the suspected breach and APPEALS made to the Secretary of State.

APP/J1535/D/21/3288776 MBL response in Minute No: PC.138 above	Robins Acre, High Laver Road, High Laver, CM5 0DX	An appeal made to the Secretary of State against EFDC's decision to refuse planning permission for the proposed two storey side extension.
ENF/0372/21 14/12/2021	Concrete mixing operation from site High Laver Road High Laver, CM5 0DU	EFDC - No Breach of Planning Control revealed

PC.146 FINANCIAL MATTERS

- a) Councillors APPROVED the payments listed below:
PROPOSED Councillor Stuart, **SECONDED** Councillor Hall.

Payment	To	For	Total
BACS	Moreton V Hall	Hall Hire – May, September and Dec 2021	£75.00
BACS	A Rogers	Payroll Jan	£20.00
BACS	A Rogers	Payroll Feb	£20.00
BACS	G Paddan	January Salary	£748.44
BACS	HMRC	NI and Tax (employer and employee) - Jan	£242.33
BACS	G Paddan	Reimbursement – Ink cartridges £22.98 Hall heating £12.00 and Travel 36 miles x 45p = £16.20 (3 meetings). Zoom invoice - £143.88	£195.06
BACS	G Paddan	February Salary	£729.32
BACS	EALC	Climate Conference (Cllr Leverich attended 28 Jan)	£60.00
BACS	G Paddan	Overtime (budget and 2 planning meetings)	£182.32
BACS	HMRC	NI and Tax (Employer and employee) - Feb	£352.25
BACS	Magdalen VH	Hall Hire – March	£20.00

- b) Councillors NOTED the Bank Balances as at 2 March 2022:

Unity Current Account	£1,639.98
Unity Deposit Account	£24,465.39

PC.147 DATE OF NEXT MEETING

The date of the next meeting was noted as 17 May 2022. The Annual Parish Meeting will commence at 7.15pm followed by the Annual Council Meeting at 7.30pm. The meetings will be held in Moreton Village Hall.

A presentation was to be made by fellow Councillors Busch and Foulser for their hard work in terms of planning responses and the administrative and financial duties undertaken during the period whilst a Clerk was being appointed. It was a unanimous decision by Members to present flower bouquets to Councillors Busch and Foulser but the two receipts were not present and Councillor Darken kindly agreed to deliver the flowers.

The Chairman announced that Councillor Radbourne would be resigning from the Parish Council on 30 April 2022 and he was thanked for his hard work and commitment to the Council over the years.

Meeting closed at 20.40 hrs

Chairman.....

Dated