



# LAMBOURNE PARISH COUNCIL

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*Serving the Communities of Abridge & Lambourne End*

## LAMBOURNE PARISH COUNCIL

### MINUTES

26<sup>th</sup> February 2020

An Extraordinary Planning Meeting of the members of Lambourne Parish Council was held  
On Wednesday 26<sup>th</sup> February 2020 in the Abridge Village Hall

In attendance: Cllr J Filby (Chair), Cllr D Hardy (Vice-Chair) (Entered at 7.48pm), Cllr P Price, Cllr H Martin, Cllr P Martin, Cllr L Shreeve Cllr C Karbaron, Cllr D Moggridge,

Also In attendance: Tony Carter (Clerk to the Council) and six members of the public who were all residents of Church Lane, Abridge.

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Meeting opened at 7.45pm

The Rev. R Gaylor sent his apologies as it was Ash Wednesday and there was a service at Stapleford Abbots Church.

#### **19.252 Apologies for Absence**

Cllr M Drewe

#### **19.253 Declaration of Interest**

Cllr J Filby and Cllr L Shreeve declared non-pecuniary interests in planning application EPF/0040/18.

Cllr D Moggridge declared a non-pecuniary interest in planning application EPF/0331/20

#### **19.254 Public Consultation**

Four residents from Church Lane voiced their objections to the planning application EPF/0040/18.

The first resident re-iterated the objections from their first letter of object and felt that there had been no material changes.

#### **7.48pm Cllr D Hardy entered the meeting**

The community use was questioned as the site is away from the local community along with sustainability, water and sewage and the environmental impact of the proposed application.

The second resident agreed with all the points made and felt that the environment was one of the main reasons that he objected to the application.

The third resident also agreed with the points already made but also queried the parking arrangements and the single track road which has seen a number of accidents. He was also worried about the wildlife which he said the fourth resident was best positioned to talk about as she works for Essex Wildlife Trust.



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The fourth resident confirmed her job role and mentioned that there were a number of birds and animals that relied on the open grassland within the grassland to hunt. These species are important to the local area and low in numbers.

It was also felt that the application would damage the heritage of the local area.

At this point Cllr J Filby tried to answer some of the public's concerns and questions on behalf of Rev. Roger Gaylor and the church.

He pointed out that the wording of community centre was misleading and there were no plans to hold any events in the new building. It would predominantly be used for after service refreshments, quiet prayer time and a Sunday School which he felt was needed to encourage children to attend church. The meeting room will also be used for small church related meetings.

He mentioned that the Church had been working with the Planning Officer and Conservation Officer, and that with the changes that have been made to the original application, they have stated that they are of a mind to recommend it when it goes to the Planning Committee.

At this point the Public Consultation period was closed.

## 19.255 Planning

There was a long discussion with all Councillors voicing their views on the planning application EPF/0040/18. Cllr D Hardy proposed objecting to the application with Cllr L Shreeve seconded. Vote had 7 for objection with 1 abstention.

<p><b>EPF/0040/18 - Parish Church of St Mary &amp; All Saints, Church Lane, Lambourne, Essex, RM4 1AH</b></p> <p><b>Proposal:</b> The proposal is to build a new Church and Community Centre on a site adjacent to the Church grounds to provide space for activity rooms, event spaces, Church ancillary facilities and rooms for prayer and reflection.</p> <p>A new path to be carefully routed through the existing graveyard is proposed to link the new Church Centre to the Church and will be the subject of a separate Faculty application. Landscaping works and parking are provided within the proposed site. AMENDED Plans received.</p>	<p>The <b>Council OBJECTS</b> to the application on the following points:</p> <ol style="list-style-type: none"> <li>1. The building is not within keeping to the unique Green Belt setting and detracts from the beauty of the 12<sup>th</sup> Century building.</li> <li>2. Parking and access along a single track road would be dangerous and not suitable.</li> <li>3. Councillors feel that the need for this building has not been proven.</li> <li>4. The Council also feel that the amended plans were not sufficient.</li> </ol>
<p><b>EPF/0331/20 - 32 Middle Boy Lambourne Romford RM4 1DT</b></p> <p><b>Proposal:</b> Proposed loft conversion with front dormer.</p>	<p>The <b>Council has NO OBJECTION</b> on this planning application</p> <p>Cllr D Hardy proposed no objection, Cllr H Martin seconded and AGREED unanimously.</p>



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## **19.256 Private Session**

There was a short Private Session.

## **19.257 Date of next Meeting is 18<sup>th</sup> March 2020 in the Abridge Village Hall.**

Meeting closed at 9.03pm

Signed.....

Date.....