



LAMBOURNE PARISH COUNCIL

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Serving the Communities of Abridge & Lambourne End

LAMBOURNE PARISH COUNCIL

MINUTES

19th May 2021 7.30pm

An Ordinary/AGM Meeting of the members of Lambourne Parish Council was held
On Wednesday 19th May 2021 in the Abridge Village Hall.

In attendance: Cllr J Filby (Chair), Cllr D Hardy (Vice-Chair), Cllr P Martin, Cllr C Karbaron,
Cllr P Price and Cllr D Moggridge, Cllr H Martin, Cllr L Shreeve, Cllr M Drewe

Also In attendance: Tony Carter (Clerk) and two member of the Public,

Meeting opened at 7.35pm

The was a pre-meeting Presentation from Architect Rory Anderson who talked about his proposal to put two 4 – bedroom properties on land between 42-44 Ongar Road. Councillors did not have to attend this Presentation. Minutes of this meeting are on page 6..

The Clerk opened the meeting the meeting and stated that the meeting was face-to-face as the Government had not extended the option of remote meetings past May 7th 2021. A full Covid Risk Assessment had been carried out and this was signed by all Councillors.

21.001 Election of Chairperson

Cllr D Hardy Proposed and Cllr P Martin Seconded Cllr J Filby. This was AGREED.

Cllr J Filby accepted the Chair but stated that he would definitely be standing down at the AGM in May 2022. The was NOTED.

21.002 Apologies for Absence

None.

21.003 Declaration of Interest

None.

21.004 Election of Vice Chair

Cllr P Martin Proposed and Cllr J Filby Seconded Cllr D Hardy. This was AGREED.

21.005 Chairman's Report

Cllr J Filby gave a report of what has happened over the past 12 months. (Copy attached)

21.006 Internal Audit

The Clerk confirmed this had been emailed to Councillors. It was NOTED



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21.007 Annual Governance Statement

This was NOTED and AGREED.

21.008 Annual Accounting Statement

This was NOTED and AGREED.

21.009 Election to Committees

- a) Stapleford Airfield Consultative Committee Abridge – Cllr M Drewe & Cllr H Martin and Cllr P Martin Lambourne End – Cllr P Price & Cllr L Shreeve
- b) Churchyard Committee: Cllr J Filby, Cllr D Moggridge and Cllr H Martin
- c) Epping Forest Countryside Liaison Group – Cllr L Shreeve and Cllr D Moggridge
- d) Epping Forest Local Councils Liaison Committee & Epping Forest Association of Local Councils – Cllr J Filby, Cllr D Hardy and Cllr P Martin
- e) Transport Committee – Cllr L Shreeve
- f) Abridge Village Hall Trustees – Bev Fennel
- g) Tree Warden Liaison – Mr T Hanch assisted by Cllr D Hardy
- h) Flood Warden – Cllr C Karbaron
- i) Highways - Cllr J Filby and Cllr P Price
- j) Planning/Planning Enforcement – Cllr L Shreeve
- k) Environmental/Landscaping Committee – M Laws, Cllr D Moggridge, Cllr P Martin, Cllr M Drewe
- l) Christmas Lights Committee – Cllr J Filby, Cllr D Hardy, Cllr P Martin and Cllr M Drewe

21.010 Public Consultation

A resident of Pancroft, Abridge raised objections to the Planning Application EPF/1061/21. It was said that there would be severe loss of light and he was extremely worried about parking and the safety of children crossing the road as there would be extra vehicles.

A resident of Hillman's Cottages, Ongar Road came to object to Planning Application EPF/0897/21. The application asked for an extension that went right to the boundary and would also cover a Thames Water sewerage manhole.

This would block the light to his property to under 45 degrees and also mean that Thames Water would not be able to access the sewer system with a NRV agreement that is in place.

The main objection was the side extension although the rear extension was considered overdevelopment.

21.011 Minutes of last Meeting

The minutes of the 23rd April 2021 meeting were AGREED as a true record.

21.012 Clerks Report

The Clerk Report was NOTED.

The Clerk will send a letter to Great Downs Farm regards the footpath that is blocked.



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21.013 Planning

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| <p><u>EPF/0897/21 - 135 Ongar Road Lambourne Romford RM4 1UL</u></p> <p>Proposal: Single storey rear extension and single storey side extension.</p> | <p>The COUNCIL OBJECTS to the planning application for the side extension part of the application.</p> <p>We agree with the neighbour, Charles Portou (137) objections with regards to the side extension with a number concerns. A lighting specialist commented that there was less than 45 degrees of light which will affect the neighbour. The sewerage system is considered to be shallow and the extension will cause issues for cleaning. There is also a NRV agreement that means that Thames Water need to have access. With the extension this will not be possible.</p> <p>It is also noted that the water table is high and the area has historical flooding issues which more footings may make even worse.</p> <p>The COUNCIL are not OBJECTING to the rear extension.</p> |
| <p><u>EPF/0799/21 - Prince Of Wales Cottages 15 Ongar Road Lambourne Romford RM4 1UB</u></p> <p>Proposal: Removal of existing pitched roof above the games room. Erection of a single storey rear extension with a flat roof, extending across the games room.</p> | <p>The COUNCIL DOES NOT OBJECT to this application.</p> |
| <p><u>EPF/1061/21 - 55 Pancroft Lambourne Romford RM4 1BX</u></p> <p>Proposal: Demolition of existing rear extension /conservatory, erection of rear extension and adjoining two storey 3 bedroom dwelling.</p> | <p>The COUNCIL OBJECTS to this application for the following reasons.</p> <p>The application is overdevelopment and considered to be garden grabbing.</p> <p>It is felt that the neighbour at 56 will lose light and we agree with their concerns. It should be NOTED that the neighbour has planning permission for a rear extension but now wonders whether to go ahead.</p> <p>Parking on the road is already extremely overcrowded and a danger for children crossing to the play area. This application will cause issues with construction traffic and then with the new householders vehicles.</p> <p>The Council also feel that this should be two separate applications as it will be two properties.</p> |



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| <p><u>EPF/1112/21 - 59 Pancroft Lambourne Romford RM4 1BX</u></p> <p>Proposal: Single storey rear extension.</p> | <p>The Council DOES NOT OBJECT to this Planning Application.</p> |
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21.014 External Meetings

None.

21.015 Correspondence

The Clerk received a letter regards a footpath above Stapleford Airfield.

21.016 Report from District and County Councillors

None.

21.017 Highways

Cllr J Filby will speak to the new County Cllr regards Highways and also regards the meeting with ECC regards Willow Tree Close.

21.018 Middleboy Cut Through

There have been concerns from a number of residents in Middleboy regards the cut through to New Farm Drive as a security risk. Cllr J Filby will try to find the owner of the hedge and this will be added to the June Agenda.

21.019 Neighbourhood Plan

There was a discussion in which the Clerk outlined the information he had received from RCC about Neighbourhood and Parish plans. The present document was good but there is a process that needs to be followed to put together a Neighbourhood Plan.

The Clerk advised it would take around 2 years and that a Steering Group from the local community needed to be set up. RCC would help with advise if the Council went ahead.

It was thought that although there may not be an immediate need, putting a Neighbourhood Plan together may help in the future, especially if and when EFDC produce a new Local Plan in 2033. It was AGREED by a majority that the Council would move ahead with this.

Cllr P Martin, Cllr D Moggridge, Cllr D Hardy and Cllr M Drewe will meet to discuss putting the Steering Group together and Cllr L Shreeve offered help behind the scenes. The Clerk will apply for the designated Neighbourhood Plan area with Epping Forest District Council.

21.020 Soapley Wood ROW

There was a discussion with the Clerk advising that he did not know the way forward with this as both options seem to be not open to the Council. Councillors feel that this is an important ROW and would like to discuss further. This will be added to the June meeting Agenda.



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21.021 Instagram Training

Cllr D Moggridge carried out the EALC Instagram Training. There will be a report for the June meeting where this will be discussed.

21.022 Report of Responsible Financial Officer

Cheques presented and Agreed
Bank Statement was not available due to late bank statement.

21.023 Information Exchange

Cllr P Price will send a thank you note to Mac and Maggie McEwen thanking them for all they have done over the years.

LHP application to be done for the lay-by on Ongar Road.

Cllr D Hardy will be reimbursed for Zoom Meeting costs at the June meeting.

21.024 Private Session

This was not needed.

21.025 Date of next Meeting

It was AGREED that the next meeting would be held on Wednesday 16th June 2021 in the Abridge Village Hall under Covid Social Distancing guidelines.

21.026 Close of Meeting

The meeting closed at 10.12pm

Signed.....

Date.....



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Minutes of Pre-Meeting

- Rory Anderson(Land Diplomacy) presented the proposed development ,on behalf of the owner of 44 Ongar road and gave background information ,on the area selection.
- 2 no 4 bed houses with 2no parking spaces in each. The overall footprint of the two houses ,is aligned to existing house 42 Ongar road currently under development.
- Cllr PM Declared an interest as the proposed site ,backs onto his garden. He also reserved the right to change any comment, in the future planning review-No other Cllrs declared an interest. Requirements in accordance with NALC.
- Plot is on Green belt bordering settlement.
- It was confirmed that the site meets EFDC policy requirements for infilling
- Already liaised with EFDC and no objection in principle.
- No other infills in the village.
- Development helps the overall Essex Plan for housing?
- Land is contaminated (chicken poo).

- **Councillor comments**
- Would like Position of houses closer to road.
- Why two houses not one ,more in keeping with street scene and less crowded.
- Is the current access provision authorised- Evidence?
- It was confirmed that land is currently categorised as "Garden".
- Not affordable housing as EFDC plan
- We are Losing our market place amenities ,so not close to amenities.
- Cllr P.Martin stated that the plot lent itself to some sort of development in keeping with heights and spatial constraints of adjoining properties.
- It was commented that the finished project never looks like the enhanced presentation drawings?
- Discussions regarding the fields at the back of the property and future potential developments ,this particular development giving precedence to future proposals.