

STANFORD RIVERS PARISH COUNCIL

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Adriana Jones
Clerk to the Council

TO: ALL COUNCILLORS

NOTICE OF MEETING

You are hereby invited to attend a meeting of the Parish Councils Planning Committee which will be held on **Thursday 22nd August 2024** at **7pm** to be held at the Toot Hill Village Hall, Toot Hill Road, in Toot Hill. The public and press are also invited to attend.



Adriana Jones, Clerk to the Council
17th August 2024

1. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

2. OTHER ABSENCES

To **NOTE** any absences for which no apology has been received.

3. DECLARATIONS OF INTEREST

To **RECEIVE** any Declarations of Interest by Members.

Any Member with a personal interest in a matter must consider whether it is a Disclosable Pecuniary, Non Pecuniary or Other Pecuniary Interest, and declare it accordingly. A Member who is unsure as to how to declare their interest should seek independent advice.

4. PUBLIC PARTICIPATION

To receive any representation from members of the public present on any matter included within the agenda in accordance with Standing Orders, and in any case the period of time designated for public participation shall not exceed 10 minutes unless directed by the chairman of the meeting.

5. PLANNING CHANGES AT EFDC

As reported at the July meeting, EFDC was in the process of considering changes to how it operates in planning committees. Councillors are asked to **NOTE** that at the 8th August EFDC Council meeting, the following changes were agreed:

- There will be two committees that consider planning applications instead of 4.
- Stanford Rivers District Councillors are not permitted to vote at these committee meetings on any application within or pertaining to Stanford Rivers, however they can attend and make formal representation on behalf of the community without time restriction.
- If the Parish Council objects to a planning application, this will go to Committee for consideration, however this is subject to the objection containing clear and valid planning matters on which the objection is based. This will involve referencing relevant policies in either the EFDC Local Plan, or the National Planning Policy Framework.

Councillors are asked to note that this is not a full list of the changes that have been made, full details of which will be included in the minutes of the EFDC Council meeting when they are published.

6. PLANNING APPLICATIONS

To consider the following applications for comment:

1. To CONSIDER any planning applications submitted to the Parish Council for comment as detailed below		
EPF/1546/24	Land at Nickerlands, Berwick Lane, Stanford Rivers, Ongar, CM5 9PX	Proposed Installation, operation and decommissioning of renewable energy generating station comprising ground-mounted photovoltaic solar arrays together with transformer/inverter stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.

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		https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000019bNx
2. To NOTE any planning applications where EFDC would not normally accept comments:		
NIL		
3. To NOTE any planning applications that have been responded to by way of delegated powers:		
NIL		
4. To NOTE any other planning matters:		
EPF/1356/24 For Info	Land known as The Paddocks, Stanford Rivers Road, Ongar	Residential development of 36 dwellings including affordable housing, access from Stanford Rivers Road, associated estate roads, parking, open space and enhanced landscaping. https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv000000b1zd NOTE: This application was incorrectly included in the weekly list as being in Stanford Rivers Parish, however is in fact in Ongar Parish, albeit just on the border. As such, Cllr Jackson requested this item be placed on the agenda for information given its location.
EPF/0486/24 APPEAL	Land adjacent to Willows End, Cumley Road, Toot Hill, CM5 9SJ	Construction of new dwelling. PC Objected to the application Appeal Ref: 3347206 Deadline for responses: 20 th September 2024

7. PLANNING DECISIONS

To NOTE the following planning decisions made by EFDC:

EPF/0814/24	Millside, Toot Hill Road, Ongar, CM5 9LJ	Single storey side/rear extension. Extension of roof space into new extension with new front, side and rear dormers. Renewal of previous approval EPF/0862/21	Approve with Conditions <i>The PC had no objection to this application</i>
EPF/1205/24	Land at Steers Farm, School Road, Essex, CM5 9SD	Non Material Amendment to EPF/2618/22 (Application for Variation of Condition 2 for EPF/3119/21 (Amendments to internal layout & minor alteration to external façade). (Proposed new infill detached 5 bedroom house with detached carport) - Addition of a Rooflight	Approve <i>As this was a NMA, the PC was not informed.</i>
EPF/1248/24	Land North of Shonks Mill Bridge, Shonks Mill Road, Stapleford Tawney	Application for approval of details reserved by condition 11 'Hard and Soft Landscaping' on planning permission EPF/2702/22 (A Hybrid planning application. Full planning application for a Flood Storage Area upstream of the M25 on land to the north of Shon	Approve <i>DRC – PC not able to comment</i>
EPF/0998/24	Surrywood, 12 London Road, Stanford Rivers, Ongar, CM5 9PH	Demolition of the existing bungalow and the construction of a proposed new two storey dwelling	Refused for reasons of excessive scale, loss of a bungalow, and negative impact on street scene. <i>The PC had no objection subject to specific materials and PD rights being removed.</i>
EPF/1105/24	Wayletts, 28 London Road, Stanford Rivers, Ongar, CM5 9QD	Two storey detached garage	Refused for reasons of excessive scale, prominence and impact on Green Belt.

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			<i>PC objected due to excessive scale and lack of justification for storage space</i>
EPF/1120/24	Little Croft, Toot Hill Road, Ongar, CM5 9QP	Variation to condition 2 'Plan no's' on planning permission EPF/2538/22 (The development proposes to demolish and remove the existing stables and barn and replace this with a new detached single storey dwelling slightly larger than that recently granted	Approve with Conditions <i>PC had no objection to this application</i>
EPF/1159/24	3 Church Cottages, Rosary Cottage, Church Road, Stanford Rivers, Ongar, CM5 9PS	Extensions and remodelling works to the main dwelling	Refused for reason that the addition is disproportionate to the original dwelling <i>PC had no objection to this application</i>

8. ITEMS FOR NEXT MEETING

Councillors are asked to put forward any items for the next meeting, or raise any other matters of concern for information only.