



Minutes of a meeting of the full council  
Held on 20<sup>th</sup> January 2022 at the Council Offices, Bansons Way CM5 9AS.

**7/22 Those present and apologies for absence.**

**Chair** Cllr Piggott

**Councillors** Battersby, Bell, Birch, Cole, Freeman, Mendoza, Reynolds, Seffens, Shami. Vaz, Wickstead.

**Also present** Locum Clerk.

**Resolved.** The council to accept apologies for absence from Cllrs Bell, Mills. Proposed Cllr Piggott seconded Cllr Seffens and carried unanimously.

**8/22 Declaration of Disclosable Pecuniary Interests.**

Cllrs Cole, Feetham and Reynolds declared a pecuniary interest in 20/22 as trustees of the Ongar Community Sporting Trust. Cllr Freeman declared a non-pecuniary interest as a member of the Tennis and Croquet Clubs.

**9/22 Public participation.**

There were no members of the public present.

**10/22 Correspondence.**

None this month.

**11/22 Consultations.**

The digital access to healthcare consultation was noted  
Epping Forest District Council's sustainability consultation was noted.  
The transport strategy was noted.

**12/22 Reports from District and County Councillors.**

The Essex County Councillor was not present. Nothing to report from Cllr Vaz on behalf of the District Council

**13/22 Neighbourhood plan**

The regulation 16 consultation on soundness closed on 23rd Dec 2021  
Epping Forest District Council has appointed Ann Skippers as the inspector. She has an excellent cv, is local to Essex and examples of her reports are clear and easy to follow.

Mary Dadd confirmed that there had been thirteen responses to the consultation from statutory consultees, agents' representatives, and developers. The comments are not yet on Epping Forest District Council website. The Neighbourhood Plan Group and the Town Council must respond to the comments by 11<sup>th</sup> February. As a first step, The Neighbourhood Plan Group's comments have been sent to the Planning Consultant and they will be meeting on 3rd Feb to put together responses.

Neither the Neighbourhood Plan Group or Epping Forest District Council consider that any of the comments made during the consultation are showstoppers, and there have been many complementary comments about the work and detail in the plan.

Responses from the Developers want more flexibility.

- all are asking for more flexibility on retention of trees, hedgerows, and front boundary treatment.
- ONG RI&2 also want a smaller landscape buffer on Bowes Field where development is adjacent to Great Lawn and The Pavilion.
- ONG R6 concerned about having to comply with Housing Mix
- Essex County Council would like to work with the Neighbourhood Plan Groups to improve local transport and add more on climate change, as well as reference the Projects and Actions in more detail in the policies.
- Ongar Neighbourhood Plan is only the second to come this far In Epping Forest District Council. While generally supportive, the District Council is concerned that the more specific policies designed to help Ongar retain its character will make it difficult for the District Council to apply some of its development plans in Ongar's rural area.
- The response from Epping Forest District Council wants some of the plan's policies watered down, but they remain obsessed with achieving their housing numbers, they are asking for more flexibility on Housing.
- The Neighbourhood Plan Group's main concern is the mix of housing types, and to a lesser extent, density, with Ongar to being more like the London suburbs.
- There is a lot of work still to do by cross-referencing the government's documents to support the Neighbourhood Plan Groups' stance.
- There are clearly a few misunderstandings to be resolved, no-one has proposed building on the town car parks!

There are three points for Ongar Town Council to consider very soon.

1. Arrange a meeting date after 3<sup>rd</sup> February and before 10<sup>th</sup> February to consider and ratify Neighbourhood Plan Group's comments to The Examiner on the responses to the Reg 16
2. Decide how the Town Council going to promote, encourage and implement the Projects and Actions in the Neighbourhood Plan.
3. The Neighbourhood Plan's Housing Mix policy is paramount for the continuation of stable community with around 70% family homes of 3+ bedrooms. Epping Forest District Council appear to be only looking at the Housing Mix in the Local Plan as a district wide mix. There is no Epping Forest District Council monitoring of the Local Plan sites to ensure that the mix is being achieved, only retrospective numbers recorded district Wide. Neighbourhood Plan Groups proposes the District Council and the Town Council carry out a coordinated monitoring of new build applications including Local Plan sites in order to achieve and retain the SHMA and ONS 2011 mix.

The Council thanked Mary Dadd the Neighbourhood Plan Steering Group for their hard work and commitment to this project.

**14/22 Police matters.**

PC Shepherd reported that the spate of antisocial behaviour incidents, particularly on Shelley – has stopped. The new trend is for kicking doors and running off, apparently a popular Tiktok challenge. A fraudster is pretending to be a police officer and defrauding people out of considerable sums of money. This is probably a local person, and any information would be appreciated.

**15/22 To agree the Full Council meeting minutes of 16<sup>th</sup> December 2021.**

**Resolved.** The minutes of Full Council Meeting held on are approved as a true record. Proposed Cllr Piggott seconded Cllr Seffens and carried unanimously by those then present.

**16/22 To agree the Full Council meeting minutes of 13<sup>th</sup> January 2022**

Cllr Reynolds reminded the Council that he had submitted two reports in support of the trust's position, giving his analysis of the background to the lease and key historical points. It was agreed that these would be appended to the minutes verbatim.

**Resolved.** With the above amendment, the minutes of Full Council Meeting held on are approved as a true record. Proposed Cllr Piggott seconded Cllr Cole and carried unanimously by those then present.

**17/22 Finance reporting.**

- a. The council received a list of all payments up to the end of December 2021.
- b. The council received a list of budgetary information on all accounts.

**Resolved.** The Council notes the budgetary information for December and confirms that the account balance of £187,682.13 agrees with the reconciliation. Proposed Cllr Mendoza seconded Cllr Piggott and carried with one abstention.

**18/22 Submission of the 2022 2023 precept demand for £295,052 was noted.**

**19/22 To note a request for landlord's permission to erect an awning over the Social Club patio.**

**Resolved.** The council gives landlord's consent subject to all necessary permissions being granted. Proposed Cllr Seffens seconded Cllr Birch and carried unanimously.

**20/22 Jubilee Park lease**

Before leaving the meeting, Cllr Reynolds expressed surprise about the number and content of reports and background papers provided for councillors prior to the meeting. He was concerned that they were biased in their presentation. Cllrs Cole, Feetham and Reynolds left the room.

**Resolved.** The council approves amendments to the lease to meet the requirements of the Land Registry; two corrections to drafting, confirmation of exclusion in clause 10 and exclusion of the tennis and croquet land from the trust's lease. Proposed Cllr Battersby seconded Cllr Seffens and carried unanimously.

**Resolved.** The council approves amendments to the lease to confirm that rent will be collected from the three lessees; Trust, Tennis and Croquet starting from 1<sup>st</sup> April 2022 at the rates and frequencies published in the original lease. Proposed Cllr Seffens seconded Cllr Piggott and carried with one against.

**Resolved.** The council will ringfence the rent income for improvement of the land held by Fields in Trust. The money will be kept in a separate earmarked reserve to be spent at the council's discretion. Proposed Cllr Seffens seconded Cllr Battersby and carried with one against.

**Resolved.** The council confirms that the insurance premium will not be demanded. Proposed Cllr Birch seconded Cllr Freeman and carried unanimously.

**Resolved.** The council approves placing the initial loan of £44,000 on the asset register as a debt due at the conclusion of the lease, or sooner if possible. Proposed Cllr Birch seconded Cllr Piggott and carried unanimously.

**Resolved.** The Council authorises Cllr Mendoza as second signatory to countersign the lease and any amendments required. Proposed Cllr Birch seconded Cllr Battersby and carried unanimously.

**Resolved.** The Council approves expenditure of up to £1500 to obtain an independent valuation of the lease for Jubilee Park. Proposed Cllr Seffen seconded Cllr Piggott and carried unanimously.

**21/22 To consider extending the lease on the love lane office until Feb 2023**

The current lease comes to an end in September 2022, but the tenant has applied for an extension to February 2023.

**Resolved.** The council approves the extension of the lease under the current terms until February 2023. Proposed Cllr Battersby seconded Cllr Reynold and carried unanimously.

**22/22 To consider refurbishment of the Love Lane office roof**

Cllr Reynolds reminded the council that the cost of repair will continue to rise if left. Should the building be relet immediately afterwards, any delay would stop being reoccupied

**Motion.** The council will defer re-roofing until the building is vacant. With no proposer, the motion fails.

**23/22 To consider locations for high street planters**

Essex Highways advice is that *“Planters can be used on verges, and if the right size and/or in the appropriate location, this can assist in stopping parking on the verges. Only if footways are very wide can planters be considered, especially at this moment in time when social distancing is still required.”*

Brentwood High Street has added flower planters to restrict parking and beautify the town, Cllr Vaz co-ordinated an assessment of potential sites. It was agreed that the idea of floral display is attractive, there are unlikely to be enough sites with enough room to accommodate. A better solution would be to reinstate the gun barrels and barriers that could be used for saddle planters.

**Motion.** The Council will apply for licences to install planters to selected sites. Proposed Cllr Vas seconded Shami. With two in favour and six against with three abstention the motion failed.

The clerk will write to Essex County Council Highways Portfolio Holder, with copies to Essex County Councillor McIvor and the District councillors asking what happened to the proposal to replace the gun barrel bollards as part of the High Street resurfacing.

**24/22 To consider nominations for Ongar Town Council citizen of the year.**

It was agreed that the decision belongs to the residents not the council so there will be an advertising campaign asking for nominations by the end of February on website, notice board, and social media. Nominations will be considered at the March meeting.

**25/22 Items for next agenda.**

Chapel refurbishment following a site meeting with the History Society.  
Hooks for memorial wreaths  
Grass cutting in the cemetery, gravestone testing.  
Defibrillator registration.  
Additional flowerbeds

