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**STANSTED MOUNTFITCHET PARISH COUNCIL FULL COUNCIL**

MINUTES of a meeting of the FULL COUNCIL held at 7.30pm on Wednesday 30th July 2025 in The Mountfitchet Exchange, Crafton Green, 72 Chapel Hill, Stansted Mountfitchet, Essex

**PRESENT** Cllr M Caton (Chair), Cllrs R Ackerman, J Gardner, S Gee, A Guney,

J Hardy, P Jones, J Kavanagh, A Khan, A Love, J O’Brien and T van de Bilt

**ATTENDING** Mrs Ruth Clifford – Parish Clerk

Mrs Emma Philbrick – Deputy Clerk

2 members of the public

**120 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Barnes – Holiday and Cllr Sell – Holiday

**RESOLVED** to approve the apologies for absence from Cllrs Barnes and Sell.

Apologies were also received from County and District Councillor Gooding

Apologies were sent in time by Cllr Braeckman but not seen until after the meeting

**PUBLIC PARTICIPATION**

One member of the public spoke about the ongoing issues with the flats in Manor Road. Cllr Caton confirmed that she has discussed with Cllr Gooding who is trying to set up a meeting with Uttlesford.

**121 DECLARATIONS OF INTEREST -** None

**122 TO APPROVE THE MINUTES OF THE MEETING HELD ON 2ND JULY 2025**

**RESOLVED** to approve the minutes of the meeting held on 2nd July 2025 as a true and accurate account.

**123 TO RECEIVE AN UPDATE ON ACTION POINTS FROM THE LAST MEETING**

94(7) Cllrs Kavanagh and van de Bilt to work on a combined document – Done

94(7) Once the above has been received for checking by the Clerk and Chair submit to UDC and ask them to commission specialist consultants – Done

**124 TO RECEIVE A REPORT FROM THE CHAIR, CLLR MAUREEN CATON**

Attached

**125 TO RECEIVE WRITTEN DISTRICT COUNCILLOR REPORTS**

None

**126 TO RECEIVE A WRITTEN COUNTY COUNCILLOR REPORT**

None

**127 FINANCE – TO APPROVE THE LIST OF PAYMENTS**

The list of payments was checked against the invoices by Cllr O’Brien before the start of the meeting. With no questions, the list of payments was approved

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**128 PLANNING APPLICATIONS**

**1 UTT/25/1649/HHF – INVERLAIR, 31 RECREATION GROUND**

**Internal alterations and elevation alterations, new doors and windows to side and rear elevation.**

No comment

**2 UTT/25/1742/FUL – LAND AT PARSONAGE FARM, FOREST HALL ROAD**

**Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, substation, customer switchgear, access, fencing, CCTV cameras and landscaping.**

A draft document from Working Group had been circulated to all members ahead of the meeting. A lengthy discussion took place and with 10 votes in favour and 2 abstentions, it was agreed to object to the application for two main reasons:

1. The site is within the Metropolitan Green Belt, and 2) there is no direct benefit to

the community from the provision of energy. Cllr Kavanagh will summarise these objections, along with other concerns agreed, and send to the office for checking and submission.

**3 UTT/25/1789/FUL – LAND AT EASTFIELD STABLES, MAY WALK, ELSENHAM ROAD**

**Proposed 1 no. self-build detached bungalow and associated landscaping**

The Parish Council does not object to the application but would seek a condition that access via the bridleway is not permitted during construction or future occupancy.

The Transport Statement is from 2020 – we have previously commented on this and would request that a new transport analysis is conducted, which reflects the current traffic flow. This should be conducted when Grove Hill and the schools are open.

The access to the dwelling is through an access that has been closed through enforcement by Essex County Council. Has the applicant provided enough evidence that this access can be used, is this access to be used for construction and deliveries?

**4 UTT/25/1838/FUL – LAND AT EASTFIELD STABLES, MAY WALK, ELSENHAM ROAD**

**Extension to existing Wellness Hub**

No comment

**5 UTT/25/1837/FUL – LAND AT EASTFIELD STABLES, MAY WALK, ELSENHAM ROAD**

**Erection of changing rooms in association with Wellness Hub**

No comment

**6 UTT/25/1902/FUL – EASTFIELD STABLES, MAY WALK**

**Change of use and conversion of existing store and workshop building (sui generis) into a 3 bedroom residential dwelling, and associated development**

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The Parish Council objects to this application due to the inadequate access from the bridleway which is unsuitable and not meant for this purpose.

The Transport Statement is from 2020 – we have previously commented on this and would request that a new transport analysis is conducted, which reflects the current traffic flow. This should be conducted when Grove Hill and the schools are open.

**129 TO DELEGATE AUTHORITY TO THE CLERK AND DEPUTY CLERK DURING AUGUST TO:**

**a)** Circulate details of planning applications to members by email and submit comments based on the majority view. Any major application will be sent to the Planning Working Group to discuss, and an extra council meeting will be called if an extension to the deadline is not granted by UDC/Inspector.

This was unanimously agreed.

**b)** Circulate all payment schedules by email for any questions. All schedules will be ratified at the Full Council meeting on 3rd September 2025

This was unanimously agreed

**130 TO AUTHORISE THE FOLLOWING NON-BUDGETED ITEMS**

A) goalpost sockets on Recreation Ground

b) hearing loop in the Mountfitchet Exchange

c) fixing of Touchpoint front door

d) cleaning of extraction system in the Touchpoint kitchen

e) repairs to a seat on the Recreation Ground

f) digital plan of the cemetery

A Clerk’s report was sent to all members with the agenda detailing the cost of each item and why it needed to be completed. Cllr Jones, Chair of Finance said that the Council had a larger surplus than expected at the end of the last financial year and members had previously deferred expenditure on most of these supported items until the figures were confirmed.

The Clerk explained that work was still ongoing for item (f) so this would come back to a future meeting.

Having been proposed by Cllr Jones and seconded by Cllr O’Brien, it was unanimously

**RESOLVED** to go ahead with items a,b,c,d and e above.

**131 TO CONSIDER ADOPTING THE DRAFT “ADOPTION OF DEVELOPER- PROVIDED PLAY EQUIPMENT” POLICY**

The draft was circulated to all members with the agenda. This came as an action point from the last Open Spaces meeting. The Clerk explained that she would like an agreed document from this meeting as Bloor Homes are already working on the plans for Walpole North so it is essential to get this in place as soon as possible.

Cllr Khan commented that it was a very good document but that he thought we should make a stronger statement about the need to comply with the NPPF. Cllr Caton also asked for an addition to no 5 that they need to supply appropriate seating and bins and agree how many of each with the Parish Council. Cllr Guney believes that no 7 should be changed from 12 months to 24 months.

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Having been proposed by Cllr Khan and seconded by Cllr Guney, it was unanimously

**RESOLVED** to adopt the Adoption of Developer-Provided Play Equipment subject to the above changes being made.

**132 TO DELEGATE AUTHORITY TO THE CLERK IN LIAISON WITH THE CHAIR OF F&GP TO RE-INVEST FUNDS**

The Clerk explained that we had invested with Redwood Bank for 2 years as previously agreed and this was now coming to an end. She has researched many other options, but no other funds come close to offering the same interest rate. Redwood are currently offering just over 4% and the other nearest is offering just over 2%. It is her recommendation that the Council re-invest the sum of £85,000 for a further 2 years with Redwood Bank.

Having been proposed by Cllr Jones and seconded by Cllr O’Brien, it was unanimously

**RESOLVED** to re-invest the Council’s £85,000 with Redwood Bank for another 2 years.

**133 HIGHWAYS SUB-COMMITTEE – TO RECEIVE THE MINUTES OF THE MEETING HELD ON 9TH JULY 2025**

The minutes of the meeting were received.

**134 OPEN SPACES COMMITTEE – TO RECEIVE THE MINUTES OF THE MEETING HELD ON 16TH JULY 2025**

The minutes of the meeting were received.

**135 TO CONSIDER NOMINATIONS FOR THE UDC COMMUNITY ACHIEVEMENT AWARDS – TO BE TAKEN IN PRIVATE SESSION**

In order for a private discussion to take place it was

**RESOLVED** that under S 1(2) of the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business to be discussed, the public and press be instructed to withdraw.

Meeting closed at 8.48pm and all non-members left the meeting.

A discussion took place around the three names put forward. These people were unanimously agreed, and they will be contacted to confirm if they are happy to be nominated.

Meeting re-opened to the public at 8.54pm.

Meeting closed at 8.54pm

**NO ACTION POINTS**