



MINUTES

Meeting: PLANNING

Date: 3rd November 2014

Time: 7.00 PM

Venue: NORTH WEALD LIBRARY, HIGH ROAD, NORTH WEALD

Councillors (8) B Eldridge (Chairman), C Hawkins, P Collins, B Clegg, A Buckley, R Spearman, T Blanks, G Mulliner,

Officers in Attendance (2)

Susan De Luca – Clerk to the Council
Principal Finance & Administrative Officer

Members of the Public (7)

Members of the Press (0)

P14.199 APOLOGIES FOR ABSENCE (7)

NOTED apologies for absence had been received from Cllrs Ms D Adams, G McCormack, B Bartram, Mrs E Godwin Brown, D Stallan, Mrs A Grigg, N Bedford

P14.200 OTHER ABSENCES (0)

NOTED there were no other absences.

P14.201 MINUTES

The minutes of the meeting held on 20th October 2014 were signed as a true record.

P14.202 DECLARATIONS OF INTEREST

There were NO Declarations of Interest.

P14.203 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

NOTED there were seven members of the public present who wished to make representation to the Council on one application, two Members of the Public advised that they wished to speak.

P14.204 PLANNING APPLICATIONS

a) The following comments on planning applications were **AGREED**:

No	Application Number	Location	Proposal
	EPF/2302/14 <i>Dominic Duffin</i>	12 Hows Mead North Weald <i>Mr Richard Staines</i>	Proposed Side First Floor Extension, Internal Alterations and Replacement Garage. Re-submission following refusal of EPF/1195/14.
The Parish Council has NO OBJECTION to this Application			
	EPF/2255/14 <i>Graham Courtney</i>	Adj, 246 High Road North Weald	Erection of a detached dwelling and integral garage. (Resubmission of EPF/1883/08).

		<i>Mr Barry J Mole</i>	
The Parish Council has NO OBJECTION to this Application			
	EPF/2332/14 <i>Graham Courtney</i>	Land R/O 59-61 High Road North Weald <i>Mr Kenneth Day</i>	Demolition of existing buildings, erection of two three bedroom semi-detached houses and one three bedroom detached bungalow, provision of driveway, parking spaces, turning areas, landscaping and boundary treatment.
The Parish Council has NO OBJECTION to this Application			
	EPF/2378/14 <i>Dominic Duffin</i>	Rear of 21 Princes Close North Weald <i>A Mellows</i>	Erection of 1.5 storey detached dwelling in rear garden with access from the High Road.
The Parish Council OBJECTS to this Application on the grounds that Members are aware of local residents concerns and also Members have concerns in relation to Highway Issues as to the siting of the new property and its access on to the High Road, North Weald.			
	EPF/2281/14 CLD <i>Mavis Bird</i>	16 Blackhorse Lane North Weald <i>Mr John Gaskin</i>	Certificate of Lawful Development for a proposed single storey rear extension
The Parish Council NOTES this Application			

- b) Councillors **NOTED** the application for a telephone mast in Weald Hall Lane Thornwood Common which they had been advised of at the last meeting, was by virtue of the minor nature of the upgrade works they constituted development that would be permitted development and would not require a formal planning application submission to the District Council Planning Department' Members **NOTED** this Application.

P14.205 EFDC LICENCES

Members were advised there were **NO** License notifications.

P14.206 PLANNING CORRESPONDENCE

Members were advised that the Department for Communities and Local Government were currently completing a consultation on 'Planning and Travellers' which runs from 14th September to 23rd November 2014, and were seeking views on proposed changes to planning policy and guidance for the travelling community – ie Gypsies and Travellers and Travelling Showpeople. The stated intentions of the proposed changes are to

- (i) ensure that the planning system applies fairly and equally to both the settled and traveller communities;
- (ii) further strengthen protection of “sensitive areas” and Green Belt; and
- (iii) address the negative impact of unauthorised occupation.

The key suggestions in the consultation are:

- Travellers who have given up travelling permanently should be treated in the same way as the settled community, especially regarding sites in sensitive locations, such as the

Green Belt – ie redefining “Gypsy” and “Traveller” to exclude those who no longer travel;

- Strengthening Green Belt protection by amending the current policy (paras 87 and 88 of the NPPF) so that unmet need and personal circumstances are unlikely to outweigh harm to the Green Belt and any other harm. Ministerial statements earlier in the year had already emphasised that “unmet need, whether for traveller sites or for conventional housing, is unlikely to outweigh harm to the Green Belt and other harm to constitute the “very special circumstances” justifying inappropriate development in the Green Belt;
- Strengthening the current onus on authorities to “strictly limit new traveller development in open countryside” (para 23 of PPTS) to “very strictly” limit such developments;
- Downgrading the weight attributed to a lack of an up-to-date five-year supply of deliverable traveller sites – para 25 of PPTS states that this should be a “significant material consideration” when considering applications for temporary permission. The consultation proposes that this would remain a “material consideration”, but its weight would be a matter for the decision taker;
- Addressing unauthorised occupation of land – the Government is concerned about those who intentionally ignore planning rules and occupy land without planning permission. Such actions, particularly in sensitive areas including the Green Belt, (where those who would apply through the proper channels would be unlikely to gain permission), are highly contentious at the local level and can fuel tensions between the site occupants and the adjacent community. The consultation proposes that national planning policy and PPTS should be amended to make it clear that intentional unauthorised occupation, whether by travellers or members of the settled community, should be regarded by decision takers as a material consideration that weighs against the grant of permission;
- More specifically, and perhaps with Basildon in mind, the consultation proposes that “where a local authority is burdened by a large-scale unauthorised site which has significantly increased its need (for pitch provision), and the area is subject to strict and special planning constraints, then there is no assumption that the local authority is required to meet its traveller site needs in full.

Members did not wish to make any comments on this consultation however they felt that it was a ‘good step forward’.

Cllr Eldridge advised that Robert Halfon, MP is also continually looking at consultations in relation to Travellers in relation to Harlow, and also looking at the refuse they leave behind.

P14.207 ANY OTHER MATTERS RELATING TO PLANNING

To *RECEIVE* verbal updates in relation to other issues previously discussed if responses have been received.

The Clerk advised that the grant which EFDC they would give them for a TV for Planning Meetings would not be viable due to the problems in affixing a TV to the wall or storing it therefore we need to minute that we would prefer to receive the grant as a financial

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contribution in order that we can put this towards a new projector as our projector was broken. Members **RESOLVED** to **AGREE** this.

Signed Date