



NORTH WEALD BASSETT

PARISH COUNCIL

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Clerk to the Council
Susan De Luca

2 December 2015

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby invited to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Monday, 7 December 2015** in **The Library, High Road, North Weald** at **7.00 pm** to transact the business shown in the Agenda below.

Susan De Luca

Clerk to the Council

AGENDA

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

A 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. CONFIRMATION OF MINUTES

To **CONFIRM** the minutes of the meeting held on 16 November 2015, attached at **APPENDIX 1**.

5. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

In accordance with procedure, no speaker shall be heard unless he/she has given the Clerk notice of intention to speak by 2.00pm on the day preceding the meeting; no more than two members of the public may speak on any one application; there is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is

3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

6. PLANNING APPLICATIONS

To **CONSIDER** the following applications, received for the week ending 28 November 2015.

No	Application Number	Location	Proposal
1	EPF/2677/15 <i>Robin Hellier</i>	1 Hill House High Road Thornwood OCA UK LTD	TPO/EPF/18/89 (T1) Ash Tree – Fell to ground level and treat stump.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580097			
2	EPF/2686/15 <i>Graham Courtney</i>	44 Thornhill North Weald <i>Miss Victoria Edgar</i>	Demolition of single storey side extension and erection of 1 no. two storey, three bedroom, end of terrace house.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580109			
AMENDED PLANS/APPLICATION/DESCRIPTION – 27 NOVEMBER 2015			
	EPF/2686/15 <i>Graham Courtney</i>	44 Thornhill North Weald <i>Miss Victoria Edgar</i>	Demolition of single storey side extension and erection of 1 no. two storey, three bedroom, end of terrace house.
3	EPF/2498/15 <i>James Rogers</i>	Ivydene Foster Street North Weald Bassett <i>Mr Andrew Clements</i>	Construction of a UPVC framed glass roof conservatory to the rear of the property.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579539			
4	EPF/2716/15 <i>James Rogers</i>	Field adj to Horse Shoe Farm London Road North Weald <i>Padfield (Hayleys) Ltd</i>	To erect a steel portal framed agricultural chemical sprayer cover and chemical store. Lean-to off one end.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580143			
5	EPF/2755/15 <i>Steve Andrews</i>	32 Tempest Mead North Weald Bassett <i>Mr Paul Kelly</i>	Ground floor linked side extension.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580254			
6	EPF/2764/15 <i>James Rogers</i>	8 Queens Road North Weald Bassett <i>Mr Baxter</i>	Single storey rear extension, garage conversion and first floor rear extension (Revised application to EPF/1939/15).
To view link:			

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580274			
7	EPF/2721/15 <i>James Rogers</i>	23 Brookfield Weald Hall Lane North Weald <i>Mr Brian Watts</i>	First floor side extension over existing garage.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580156			
8	EPF/2859/15 TRE <i>Robin Hellier</i>	2 Wellington Road North Weald <i>Ms Alex Gozna</i>	TPO/EPF/25/82/T6 – Horse Chestnut. Crown thin by 20%.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580437			

b) To **CONSIDER** any other **urgent** planning applications received since the agenda was prepared.

c) Applications received for **information only** where comments are not normally accepted.

No	Application Number	Location	Proposal
1	EPF/2698/15 DRC <i>Jane Gravelle</i>	Blakes Golf Club Epping Road North Weald <i>Blakes Leisure Ltd</i>	Application for Approval of Details Reserved by condition 8-12 'Contaminated Land' on planning application EPF/2880/14 (Application for the importation of topsoil and compost to improve the land quality of the existing driving range and for the use of the land as a driving range and for the purposes of foot golf).
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580120			
2	EPF/2731/15 DRC <i>Jill Shingler</i>	Rear of Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Application for approval of details reserved by condition 4 'flood risk assessment' and 9 'wheel washing' on planning application EPF/1393/15 (Erection of one dwelling to rear of Leader Lodge).
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580165			
3	EPF/2828/15 CLD <i>Mavis Bird</i>	56 Weald Hall Lane North Weald Bassett <i>Mrs Joyce Raggett</i>	Certificate of Lawful Development for proposed rear extension.
To view link: http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580381			
4	EPF/2788/15 DRC <i>Steve Andrews</i>	Chestnut Cottage Woodside Thornwood <i>Mr K Sestokas</i>	Application for approval of details reserved by condition 3 'Details of Surface Water Disposal of planning permission EPF/1956/15 (Replacement garage and shed).

To view link:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580313

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

a) Applications on which the Parish Council had no objections where permission has been **GRANTED** (with conditions).

Application Number	Location	Proposal
EPF/0948/15 <i>Steve Andrews</i>	151 High Road North Weald Bassett <i>Mr Nick Gonnella</i>	(i) Retention of front pillars on driveway. (ii) Erection of electric gates.
EPF/1393/15 <i>Jill Shingler</i>	Rear of Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Erection of one dwelling to rear of Leader Lodge.
EPF/1435/15 <i>James Rogers</i>	16 Woodfield Terrace Thornwood <i>Mrs Yolanda Brabben</i>	Side railings.
EPF/1644/15 <i>Dominic Duffin</i>	North Weald Play Area North Weald <i>Mr Adrian Petty</i>	1 x 6m galvanised steel column for mounting of CCTV cameras and control equipment.
EPF/1776/15 <i>Steve Andrews</i>	24 Thornhill North Weald Bassett <i>Mr Mark Romain</i>	Single storey front extension and single storey rear extension.
EPF/1779/15 <i>James Rogers</i>	9 Bassett Gardens North Weald Bassett <i>Mr A Khan</i>	Erection of two pitched roof dormers to front roof slope.
EPF/1943/15 <i>James Rogers</i>	227 High Road North Weald <i>Mr Paul Sage</i>	Single storey rear extension.
EPF/1843/15 <i>James Rogers</i>	Unit 6 Phoenix House Hastingwood Road Hastingwood <i>Miss Louise Segui</i>	Change of use of unit 6 Phoenix House from B1 (office) to D1 Sui Generis Holistic Therapy Centre to be open 08.00 am to 21.00 pm Monday to Friday and 10.00 and 14.00 Saturday, Sunday and Bank Holidays.
EPF/1956/15 <i>Steve Andrews</i>	Chestnut Cottage Woodside <i>Mr K Sestokas</i>	Replacement garage and shed.
EPF/1917/15 <i>Graham Courtney</i>	42 High Road North Weald <i>Mr Anil Nathan</i>	Change of use of dwelling together with single storey link & rear extension to form part of existing veterinary centre.

b) Applications on which the Parish Council had no objections where permission has been **REFUSED**.

Application Number	Location	Proposal
EPF/0862/15 <i>Steve Andrews</i>	244 High Road North Weald Bassett <i>Mr S. Z. Qadri</i> <i>Mrs Amna Qadri</i>	Erection of two storey part single storey side extension.
EPF/1643/15 <i>James Rogers</i>	208 High Road North Weald <i>Ms Lesley Gardner</i>	Single storey rear and side extension.

c) Applications on which the Parish Council raised comments/objections where permission has been **GRANTED**.

Application Number	Location	Proposal
EPF/1339/15 <i>Steve Andrews</i>	45 Upland Road Epping Upland <i>Mr Mumin Ali</i>	Demolition of existing dwelling and construction of a new replacement dwelling.
EPF/1811/15 <i>Graham Courtney</i>	Newhouse Farm Vicarage Lane North Weald <i>Mr Andrew Kerr</i>	Minor material amendment to planning application EPF/0834/12 (Erection of 50kW microgeneration wind turbine with a tower height of 25m and blade diameter of 19m) to provide different turbine with a 2.1m higher tip height.

d) Applications on which the Parish Council had objections (and/or raised comments) where permission has been REFUSED.

Application Number	Location	Proposal
EPF/1283/13 <i>Graham Courtney</i>	9 Duck Lane Thornwood <i>Isabel Alldis</i>	Provision of hardstanding for agricultural vehicles and machinery, construction of farm access track and re-contouring of land
EPF/1291/15 <i>James Rogers</i>	70 Weald Bridge Road North Weald Bassett <i>Mr Paul Wilsher</i>	First floor side extension above existing ground floor side extension.
EPF/1939/15 <i>Dominic Duffin</i>	8 Queens Road North Weald Bassett <i>Mr Baxter</i>	First floor rear extension. Ground floor rear infill extension and garage conversion.
EPF/1818/15 <i>James Rogers</i>	Field adj to, Horse Shoe Farm London Road North Weald <i>Padfield (Hayleys) Ltd</i>	Agricultural chemical sprayer and chemical store as a steel portal frame with a lean-to off one end.
EPF/1440/15 <i>Dominic Duffin</i>	Rear of 21 Princes Close North Weald <i>Mr A Mellows</i>	Erection of single storey dwelling.
EPF/1536/15 <i>Graham Courtney</i>	North Weald Golf Club Rayley Lane North Weald Bassett <i>North Weald Grove Limited</i>	Replacement of existing buildings with three storey building to accommodate 20 no. apartments (resubmission of EPF/0183/15).
EPF/1737/15 <i>Dominic Duffin</i>	94 – 96 High Road North Weald Bassett <i>Michael Osborne</i>	Proposed 1no. 2 bed flat and 1no. 1 bed flat in existing roof of the property and front, rear and side dormer and raised ridge height level to rear roof.

e) Applications received for information only where comments are not normally accepted.

Application Number	Location	Proposal	Decision
EPF/0951/15 DRC <i>Jill Shingler</i>	Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Application for approval of details reserved by condition 3 “drainage measures”, condition 4 “landscaping plan”, condition 5 “protection measures” for EPF/2814/14 – Alteration and refurbishment of existing building, ground floor extension to rear including change of internal layout from two flats to one house, new garden walls and gates, demolition of existing garage.	Details Partially Approved

EPF/1821/15 DRC <i>Dominic Duffin</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Mr Paul Plummer</i>	Application for approval of details reserved by conditions 3 'materials', 5 'landscaping', 12 'gas protection', 16 'wheel washing', 17, 20 'surface and foul drainage' and 24 'levels' on planning application EPF/1581/14 (Demolition and cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EPF/0109/14).	Details Approved
EPF/1951/15 DRC <i>Graham Courtney</i>	Land r/o 59-61 High Road North Weald <i>Mr Norman Gill</i>	Application for approval of details reserved by conditions 3 'materials', 8 'flood risk', 9 'tree protection' and 11 'hard and soft landscaping' on planning application EPF/1891/13 (Erection of bungalow. (Revised application)).	Details Approved
EPF/1959/15 DRC <i>Jane Gravell</i>	Land r/o 59-61 High Road North Weald <i>Mr Norman Gill</i>	Application for approval of details reserved by conditions 8 'contamination' and 9 'contamination phase II' on planning application EPF/2332/14 (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).	Details Approved
EPF/1982/15 CLD <i>Steve Andrews</i>	8A Park Close North Weald Bassett <i>Mr Richard Ballard</i>	Certificate of Lawful Development for proposed loft conversion.	Lawful
EPF/1983/15 DRC <i>Jane Gravell</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Mr Paul Plummer</i>	Application for approval of details reserved by conditions 8 'phase 2 investigation on planning application EPF/1581/14 (Demolition and cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EP/0109/14).	Details Approved

EPF/2139/15 DRC <i>Jane Gravell</i>	Saint Clare Hospice Care Trust Hastingwood Road <i>Saint Clare Hospice Care Trust</i>	Application for approval of details reserved by condition 6 'ground gas investigation' on planning application EPF/1166/15 (Demolition of 3 storage buildings and removal of 1 portable office building with erection of two storey building for office and storage with ancillary landscaping works. Enlargement of existing main car park to create 62 additional parking spaces).	Details Approved
EPF/2194/15 PDE <i>Jill Shingler</i>	Little Esgors Farmhouse High Road Thornwood <i>Mr Ian Padfield</i>	Prior approval application for proposed 6.075m single storey rear extension, height to eaves 2.31m and maximum height 4m	Prior Approval Not Required
EPF/2209/15 PDE <i>Jill Shingler</i>	79 Beamish Close North Weald Bassett <i>Mr & Mrs Peter Fox</i>	Prior approval application for proposed 3.425m single storey rear extension, height to eaves 2.61m and maximum height 3.58m	Prior Approval Not Required
EPF/2864/14 DRC <i>Dominic Duffin</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Ms Marion Brett</i>	Application for approval of details reserved by condition 7 'contaminated land', and condition 13 'flood risk assessment' for application EPF/1581/14 – Demolition and cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EPF/0109/14).	Details approved

8. EFDC LICENCES

a) Applications

Renewal of Street Trading Consent: Mr I Polat, Hurricane Way, North Weald

The Clerk has received a copy of the above application form. As this is a renewal, there is no requirement to provide a plan or references as with the first application. Comments are required by 10th December 2015.

b) Consultations – None received.

9. PLANNING CORRESPONDENCE

The Clerk has received the following correspondence from Epping Forest District Council:-

a) EPF/2253/15

Address: 2 Forest Cottages, Woodside, Thornwood, Epping, Essex CM16 6LG

Proposal: Grade II listed building application for repairs to fire damage roof.

The application has been withdrawn by the applicant.

b) EPF/2220/15

Address: Chase Farm, Vicarage Lane, North Weald Bassett, Epping, Essex CM16 6AL

Proposal: Change of use of bungalow to Class B1(A) office use.

The application has been withdrawn by the applicant.

c) EPF/2221/15

Address: Chase Farm, Vicarage Lane, North Weald Bassett, Epping, Essex CM16 6AL

Proposal: Retention of use of land for parking and access associated with units 42 & 44.

The application has been withdrawn by the applicant.

10. ANY OTHER MATTERS RELATING TO PLANNING

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

Susan De Luca
Clerk to the Council