



MINUTES

Meeting: PLANNING

Date: 15th December 2014

Time: 7.00 PM

Venue: NORTH WEALD LIBRARY, HIGH ROAD, NORTH WEALD

Councillors (7) B Eldridge (Chairman), C Hawkins, B Bartram, B Clegg, A Buckley, T Blanks, R Spearman

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones - Principal Finance & Administrative Officer

Members of the Public (6)

Members of the Press (0)

P14.226 APOLOGIES FOR ABSENCE (8)

NOTED apologies for absence had been received from Cllrs G McCormack, D Stallan, Mrs A Grigg, Mrs D Adams, P Collins, G Mulliner, N Bedford, Mrs E Godwin Brown.

P14.227 OTHER ABSENCES (0)

NOTED there were no other absences.

P14.228 MINUTES

The minutes of the meeting held on 1st December 2014 had been circulated one amendment was made after which there were signed as a true record.

P14.229 DECLARATIONS OF INTEREST

There were NO Declarations of Interest.

P14.230 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

NOTED there were six members of the public present who wished to make representation to the Council on one application, No Members of the Public advised that they wished to speak however they advised they would answer questions if so required. The Clerk therefore read a letter from one of the Residents to Members.

P14.231 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/2670/14 <i>Graham Courtney</i>	Carpenters Arms High Road Thornwood <i>Mr Des Rees</i>	Demolition of Public House to, 3 town houses and 2 detached houses. Resubmission following withdrawn application EPF/1810/14.

The Parish Council **OBJECTS** to this Application on the following grounds:
Concern that the properties are being built over the boundary line, there are inconsistencies on the plans, No full details of the street scene included with the plans, plans detail approximate height only, whilst the area is not in a flood zone it is with

20m of a watercourse.

There is Concern at the height , overdevelopment, of the proposal. Totally out of keeping with the area,. There are Flooding Concerns, There are Highways Issues with the Egress and Ingress to the site, concern at the parking to the front of the site, and the site lines. Concern at parking concerns along Carpenters Arms Lane. The proposal would be prominent in the Street Scene. There is concern as to the Density of the Proposal, there is concern as it is the last Public House in the Village of Thornwood Common and is a Community Facility– has a study been carried out to see if it can run as a ‘going concern’, if so can details of this be provided. Overlooking into adjacent properties. It would have a detrimental effect on the visual amenities of the residents in the area. The style of the development is out of character and out of keeping with the area.

Members would like to ascertain what studies have actually been undertaken in relation to the loss of a Community Facility . Has a survey of the residents of Thornwood Common been undertaken. The Carpenters Arms Pub is listed by the Parish Council as an Asset of Community Value.

Members of the Parish Council Planning Committee are concerned that no one has responded to this council on concerns that this Council addressed in relation to the following matters on the last application:

- There is concern as to the Density of the Proposal, there is concern as it is the last Public House in the Village of Thornwood Common and is a Community Facility– has a study been carried out to see if it can run as a ‘going concern’, if so can details of this be provided.

-A number of Councillors of the Planning Committee were concerned at comments by Ian White – Planning Officer regarding to the Loss of a Community Facility and felt that it was not in his remit to make those comments without referring to Thornwood Residents for their views and concerns. Members would like to ascertain what studies have actually been undertaken to support the comments in relation to this . Has a survey of the residents of Thornwood Common been taken in relation to the comments that have been made

The Clerk was therefore instructed by Members to ask the Director of Planning to kindly respond to the above when they make comment on the application.

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

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

P14.232 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

a) Applications on which the Parish Council had no objections where permission has been GRANTED. None received.

b) Applications on which the Parish Council had no objections where permission has been REFUSED. None received.

c) Applications on which the Parish Council raised comments/objections where permission has been GRANTED. None received.

d) Applications on which the Parish Council had objections (and/or raised comments) where permission has been REFUSED. None received.

P14.233 EFDC LICENCES

a) Consultations – None received

P14.234 PLANNING CORRESPONDENCE

Members were advised that the Clerk had received the following notification:-

Planning Appeal

Application No: EPF/1993/13 **Location:** Woodside, Thornwood Common
Applicant Name: Mr Felix Nolan Essex, CM16 6LD
Officer: Dominic Duffin
Details of Appeal: Change of use of land to a use for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing, the provision of a stable block and a utility/dayroom ancillary to that use. (Revised application).
Appeal Received: 27-Nov-2014 **Appeal Type:** a Public Inquiry
Reason for Appeal: Against a Refusal **Reference:** 14/2228944

Cllr Clegg voiced his concern that once again it was falling to Residents and Parish Councils to step up to the mark and pool their resources to respond.

Members **CONFIRMED** that they wished the Clerk to **SUPPORT** the District Council and make comment on the appeal.

Signed Date