



MINUTES

Meeting: PLANNING

Date: 15th September 2014

Time: 7.30 PM

Venue: NORTH WEALD LIBRARY, HIGH ROAD, NORTH WEALD

Councillors (10) B Eldridge (Chairman), C Hawkins, B Bartram, A Buckley, N Bedford,

P Collins, B Clegg, R Spearman, Mrs E Godwin-Brown, T Blanks

Also in Attendance But Not On this Committee:(2)

Councillors Mrs A Grigg, D Stallan

Officers in Attendance (2)

Adriana Jones – Principal Finance & Administrative Officer (meeting Clerk)

Jo Tyler - Senior Administrative Officer

Members of the Public (0)

Members of the Press (0)

P14.171 APOLOGIES FOR ABSENCE (3)

NOTED apologies for absence had been received from Cllrs Ms D Adams, G McCormack, and G Mulliner.

P14.172 OTHER ABSENCES (0)

NOTED there were no other absences.

P14.173 MINUTES

The minutes of the meeting held on 1st September 2014 were signed as a true record.

P14.174 DECLARATIONS OF INTEREST

Cllr Stallan declared a non-pecuniary interest in agenda item 6(a)(2).

P14.175 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

NOTED there were no members of the public present.

P14.176 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1698/14 <i>Lindsay Trevillian</i>	Popplewells Coach Works Ltd High Road Thornwood <i>Popplewells Thornwood Ltd</i>	Conversion of existing commercial site to residential use and erection of 14 new 3-4 bedroom dwellings.

The Parish Council **OBJECTS** to this application on the basis that the design and forward setting of the

dwellings (being 3 storey) will have an overbearing effect, and they do not (as stated in the application) mirror the properties across the street. The application is contrary to EFDC Policy DBE1 which states that the design of new buildings should respect their setting in terms of scale and proportion, and are of a size and position such that they adopt a significance in the street scene.			
2	EPF/1781/14 <i>Dominic Duffin</i>	Little Meadows Weald Hall Lane Thornwood <i>Mr Albert Smith</i>	Construction of detached Apex Toilet/Shower POD
The Parish Council has NO OBJECTION to this application			
3	EPF/1887/14 CLD <i>Jill Shingler</i>	Brent House Farm Harlow Common <i>Mr Kirk Pickering</i>	Certificate of Lawful Development for completion of development approved under EPF/1285/11 (Demolition of five residential units and construction of 2 new dwellings). Councillors NOTED that this should read the demolition of 'two' residential units, not five as detailed on the EFDC notification sheet.
The Parish Council has NO OBJECTION to this application			
4	EPF/1900/14 <i>Lindsay Trevillian</i>	Kings Head High Road North Weald <i>Mitchells & Butlers</i>	Addition of new oak frame and glazed lobby to south east elevation, on entrance to premises from car park.
The Parish Council has NO OBJECTION to this application			
5	EPF/1901/14 LB <i>Lindsay Trevillian</i>	Kings Head High Road North Weald <i>Mitchells & Butlers</i>	Grade II listed building application for addition of new glazed lobby to south east elevation, new inner lobby door to front entrance Alteration to Bar counter.
The Parish Council has NO OBJECTION to this application			
6	EPF/1955/14 <i>Lindsay Trevillian</i>	22 Woodfield Terrace Thornwood <i>Mr & Mrs C Henshall</i>	First floor rear extension.
The Parish Council has NO OBJECTION to this application			

- b) Councillors **NOTED** there were no other urgent planning applications received since the agenda was prepared.
- c) Councillors **NOTED** the following applications received for information only where comments are not normally accepted.

1	EPF/2010/14 DRC <i>Dominic Duffin</i>	Canes Farm Canes Lane Hastingwood <i>Mr Clinton S Lewin</i>	Application for approval of details reserved by condition 3 'Materials', condition 4 'Hard and Soft Landscaping', condition 5 'Tree Protection Measures', condition 6
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			'Phase 1 Contaminated Land', condition 14 'Programme of Archaeological works' and condition 15 'Phase 1 Habitat Survey' of planning permission (Demolition of two former barns and construction of one detached dwelling with open storm canopy link linked to proposed detached garage and ancillary works).
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P14.177 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Councillors *NOTED* the following:

- 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.
- e) Applications received for information only where comments are not normally accepted. None received.

P14.178 EFDC LICENCES

Members were advised there were NO License notifications.

P14.179 PLANNING CORRESPONDENCE

Members *NOTED* that the Department for Communities and Local Government were currently conducting a Technical Consultation on Planning which could have a serious impact on the future of Planning, a full copy of which had been emailed directly to Members. The meeting Clerk gave a summary of the main issues addressed in the consultation as follows:

- **Section 1: Neighbourhood planning**
- **Section 2: Reducing planning regulations to support housing, high streets and growth, including an** Amendment to Town and Country Planning (GPD) Order 1995, and Town and Country Planning (Use Classes) order 1987 to grant permitted development rights to allow
 - *change of use from light industrial units, warehouses, storage units, offices and some sui generis uses to residential*

- *Making the current permitted development rights in terms of extensions permanent*
- *More permitted change of use within the high street, including a wider retail use classes*
- *some sui generis uses to restaurants and leisure uses - combining A1 & A2 classes, and A1 & A2 classes to be able to change to restaurants and cafes (A3), also A1 & A2 to have permitted development rights to change to assembly and leisure class (D2),*
- *retailers to be able to alter their premises, buy building small ancillary buildings which could facilitate click and collect services, loading bays and ramps.*
- *Minimum parking standards - asking if parking policy should be strengthened to take on street parking problems by restricting powers to set maximum parking standards.*
- *commercial filming*
- *larger solar panels on commercial buildings - Right to install Solar PV on all non domestic buildings,*
- *Minor alterations within waste management facilities and for sewerage undertakers, enabling the carrying out of operations for the replacement of any plant or machinery and buildings on land within the curtilage of a waste management facility.*
- *extension to houses and business premises*
- *also seeking views on proposal to make a regulatory change to require a planning application for any change of use to a betting shop or pay day loan shop.*
- **Section 3: Improving the use of planning conditions - addressing two issues:**
 - *a tendency of local planning authorities to impose too many conditions at the decision making stage; and*
 - *Local Planning Authority delays in discharging conditions.*
 - *Introduce a deemed charge where if the authority do not respond in time, the condition is deemed discharged*
 - *If any exclusions should be placed on this deemed discharge (e.g. flood zones)*
 - *Period of consultation time on the above is 6 weeks from date after application*
 - *Change of period of time for fee refund from 12 weeks to 8 weeks.*
 - *Introduce a requirement for local authorities to discuss draft conditions with the applicants for major developments before they can make a decision on the application (10 days or 5 days before permission is granted)*
 - *Any pre-commencement conditions (such as landscaping) need to be provided with a written justification as to why this matter needs to be dealt with before work starts.*
- **Section 4: Planning application process improvements**
 - *proposing measures to change the thresholds that govern when a statutory consultee must be involved in a planning application with the aim of achieving*

a more proportionate approach. The legislation itself will be reviewed, with the intention of removing or modifying the regulations to tackle instances of unnecessary consultation. The review in the consultation focuses on English Heritage, Natural England, and the Highway agency, but does not exclude other statutory consultees.

- **Section 5: Environmental Impact Assessment Thresholds**
- **Section 6: Improving the nationally significant infrastructure planning regime**
 - *regarding development consent orders to streamline the consenting process.*

Councillors **NOTED** that the document was 98 pages long, and very involved. It was noted that EFDC were currently considering their response to this consultation, and that if a full a thorough response was to be completed by this Parish Council, more time would need to be spent on compiling a suitable response. The meeting Clerk suggested that as a minimum, the Parish Council should respond on the possible changes to consultees. Cllr Stallan stated that he agrees that the Parish Council should continue to be consulted on all Planning applications, stating that EFDC have consulted with the Parish Council on all applications relating to areas within this Parish. Cllr Stallan expressed concern that the DCLG were considering a reduction to the 12 week consultation period relating to being able to request a reimbursement on any fees submitted, stating that the timelines for consultation are already extremely tight, especially if site visits are required. Cllr Stallan continued stating that he accepted this may be good for the applicant, however this was not good for local democracy.

Cllr Godwin-Brown expressed her extreme concern about all the elements included in the technical consultation, stating that they seem to be making it easier for building to take place with less controls.

Cllr Bedford explained that he is involved on a daily basis with regulatory reform, stating that an equal balance needs to be in place to ensure all parties are happy.

It was **AGREED** that the meeting Clerk would draft a response concerning consultees and consultation times, and forward to members for approval.

Due to other Commitments, Cllrs Hawkins, Bedford, Godwin-Brown, Buckley, Blanks and Bartram left the meeting. The Meeting, No longer being quorate, was closed at 20.23. The following item was deferred to the next meeting:

REPORT FROM THE CLERK ON THE BACKGROUND TO TRAFFIC CALMING, WELLINGTON ROAD, NORTH WEALD

Following on from the Parish Council Meeting, the Clerk has undertaken some research on this matter, details are attached at **APPENDIX 2**. Members are asked to **CONSIDER** the attached document and to advise how they wish to proceed in this matter. During the time of her research, the Clerk did not find any details of the Parish Council having undertook, or agreeing to undertake, a leaflet drop. However, the scheme would have been placed on the Local Highways Panel with the backing of Members of the Parish Council.

Signed Date