



MINUTES

Meeting: PLANNING

Date: 17th August 2015

Time: 7.00 PM

Venue: NORTH WEALD LIBRARY, 138 HIGH ROAD, NORTH WEALD

PRESENT:

Councillors (9) B Eldridge (Chairman), B Bartram, A Buckley, G Mulliner, C Hawkins, Mrs E Godwin-Brown, A Tyler, R Spearman, T Blanks.

Not Members of the Committee (2)

Councillors: D Stallan, N Bedford

Also in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Financial & Administrative Officer

Members of the Public (32) Thirty Two Members of the Public were Present

Members of the Press (1) One Member of the Press was present.

P15.050 APOLOGIES FOR ABSENCE (1)

NOTED that apologies for absence had been received from Councillor B Clegg.

P15.051 OTHER ABSENCES (1)

No Apologies had been received from Cllr Mrs D Adams in time to be reported to the Meeting.

P15.052 DECLARATIONS OF INTEREST

Councillor Stallan Declared a Non Pecuniary Interest in Item 6.5 as he was Portfolio Holder for Housing at Epping Forest District Council.

Councillor Hawkins Declared a Non Pecuniary Interest in Item 6.4 as the applicant was known to him and he lived next door to the site, he would not also not take part in any vote on the application.

Councillor Eldridge Declared a Non Pecuniary Interest in the Supplementary Item on the Agenda as the applicants were near neighbours.

P15.053 CONFIRMATION OF MINUTES

The minutes of the meeting held on 3rd August 2015 had been circulated and were confirmed as a true record by Members.

P15.054 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were Two Representations by Members of the Public.

P15.056 PLANNING APPLICATIONS

The following comments on Planning Applications were AGREED:

No	Application Number	Location	Proposal
1	EPF/0948/15 Steve Andrews	151 High Road North Weald Bassett Mr Nick Gonnella	(i) Retention of front pillars on driveway. (ii) Erection of electric gates.
The PARISH Council has NO OBJECTION to this Application			
2	EPF/1643/15 James Rogers	208 High Road North Weald Ms Lesley Gardner	Single storey rear and side extension.
The PARISH Council has NO OBJECTION to this Application			

3	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.
The PARISH Council has NO OBJECTION to this Application			
4	EPF/1435/15 <i>James Rogers</i>	16 Woodfield Terrace Thornwood <i>Mrs Yolanda Brabben</i>	Side railings.
The PARISH Council has NO OBJECTION to this Application			
5	EPF/1771/15 <i>Graham Courtney</i>	Garages Behind 17 Queens Road North Weald <i>East Thames Housing Group</i>	12 affordable homes with 28 parking spaces.
<p>The Parish Council OBJECTS to this Application on the grounds that the proposal is too dense, there is not enough parking for the proposed number of properties, lack of visitor parking, properties are out of keeping, and visually detrimental to the area, the proposal represents overdevelopment of the site, over shadowing and over looking of the properties and gardens adjacent to the site. Concern at the lack of amenity space. Concern as to additional strain on services such as school, doctors, hospitals, impact on wildlife who live on adjacent allotments. Concern at access road and the lack of a footway, also how would a Refuse Lorry access the site – if this was not possible then Rubbish Bags would be left in Queens Road to be picked up which would be a hazard and an eyesore. Concern at the sewerage capacity as there are known problems in the area of Queens Road and on that Estate. Concern as to whether or not the old area of allotment land has been taken out of allotmentisation, and whether or not is legal for the District Council to utilise this land if it has not been through this process. The Parish Council is also concerned regarding the comments made by Cllr Stallan in relation to the Access Gate to the Queens Road allotments, in that the arrangement that the Parish Council has is only an informal one. Cllr Stallan did suggest that a more formal agreement would be made if the development did go ahead.</p> <p>A vote was taken on the item the result of which was 8 in favour of an Objection: 1 Abstention 2 Members who were not on the Committee Abstained from Voting also</p>			
6	EPF/1776/15 <i>Steve Andrews</i>	24 Thornhill North Weald Bassett	Single storey front extension and single storey rear extension.
The PARISH Council has NO OBJECTION to this Application			
7	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.
The PARISH Council has NO OBJECTION to this Application			

Supplementary Planning Item

	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).
<p>Due to an IT problem, and the fact that the Agenda had been unable to be published on the Website, the Applicant had been given the opportunity to speak at this Planning Meeting. Members had been advised that, if, after the applicant had spoken, they wished to amend their decision, then Parish Council procedure could be followed.</p> <p>Following the applicants speech -Members decided they did not wish to amend their decision.</p>			

- 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.

P15.057 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

None received.

P15.058 EFDC LICENCES

- a) Applications – None received

b) **Consultations** – None received

P15.059 PLANNING CORRESPONDENCE

a) Appeal by Felix Nolan – Woodside, Thornwood Common

Hard copies of the Appeal Documentation had been circulated to all Members relating to the outcome of the Travellers site in Woodside, Thornwood which had been allowed by the Planning Inspector. Concern was voiced at the criticism by the Inspector of EFDC's policies in the report. The District Councillors who were present were asked to NOTE the conditions and asked to do all possible in their powers to ensure that EFDC Enforcement Department actually enforce the conditions that the Inspector has recommended for the site.

b) Notification of Tree Preservation Order TPO/EPF/22/15

At: Carpenters Arms Public House
High Road
Thornwood
Epping
Essex CM16 6LS

Members were advised that EFDC are looking to place these TPOs on the trees which are growing along the lane road going towards Teazel Mead. On three horse chestnut trees and one oak. Cllr Hawkins advised that these are what Janet Abbot's son planted from conkers many years ago

P15.060 ANY OTHER MATTERS RELATING TO PLANNING

Use of Weald Common

A request has been received from North Weald Mums to use the field at Weald Common on Sunday, 6 September for a Fun Day to raise funds, Members were asked to **CONSIDER** this request. The Clerk explained that this request had been received, and the event would be held before the next full Parish Council Meeting, therefore it is necessary to place this on this Agenda.

The Clerk further explained that they have £2million public liability insurance and she was currently checking that the Insurance company were happy with this level of cover. Members **AGREED** the use of the Common for this event subject to the insurance being agreed.

Cllr Stallan said he was unhappy about the advertising of the event. He said a poster had been up in his shop for a number of weeks, without the event having had permission, and now that this meeting has confirmed that permission had not already been granted, this has given him cause for concern.

He felt that North Weald Mums should have waited until permission had formally been granted before putting up the posters. He asked that the Clerk pass these comments on to them for future reference.

Signed Date