



MINUTES

Meeting: PLANNING

19th November 2018

Time: 7.00pm

Venue: North Weald Library, High Road, North Weald , High Road, North Weald.

PRESENT:

Councillors: (8) B Clegg (Chairman), A Buckley, T Blanks, G Mulliner, A Tyler, B Bartram
Mrs S Jackman, MBE, R Spearman

Officers in Attendance (1)

Adriana Jones - Meeting Clerk

Members of the Public (3)

Members of the Press (1)

P18.103 APOLOGIES FOR ABSENCE (0)

None.

P18.104 OTHER ABSENCES (2)

Cllr Mrs Godwin-Brown, Cllr Eldridge

P18.105 DECLARATIONS OF INTEREST

Cllr Spearman declared a non pecuniary interest in agenda item 6(2) EPF/2888/18 as he knows the applicants and objectors.

P18.106 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 5th November 2018 were **AGREED** and signed as a true record.

P18.107 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Three members of the public were present to address the Committee reference EPF/2888/18.

P18.108 PLANNING APPLICATIONS

The following comments on Planning Applications were **AGREED**:

No	Application Number	Location	Proposal
1	EPF/2454/18 <i>Muhammad Rahman</i>	The Rosaries Harlow Common Hastingwood <i>Dr Vishal Sharma</i>	Detached double garage and adjoining storage room.
The Parish Council has NO OBJECTION to this application, subject to approval being given by the Tree Officer.			
2	EPF/2888/18 <i>Corey Isolda</i>	6 Teazle Mead Thornwood <i>Ms Kim Ruck</i>	Change of use of land to garden and the laying of composite decking in association with an existing residential annexe (revised application to EPF/1392/18).
The Parish Council OBJECTS to this proposal on the basis that it would be an inappropriate change of use in the green belt. There is sufficient land within and around the curtilage of the main dwelling and annex to create such a decked area.			

3	EPF/2862/18 <i>Sukhvinder Dhadwar</i> (Adjacent Parish)	Phoenix Hotel (former Travelodge) Epping Road Bobbingworth <i>Finefair</i>	Lawful Development Certificate to confirm that the use of a proportion of the building for short term accommodation for those in housing need is not development requiring planning permission.
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The Parish Council wishes to state that it finds this application to be **UNLAWFUL**. Whilst the site does not fall within the Parish Boundary of North Weald Bassett, it's location is such that users of the site are likely to use North Weald village on a daily basis, and as such the Parish Council has a responsibility on behalf of its residents to respond as an interested party. It is accepted that as per the applicants statement there is a fine line between hotel and hostel, however for the reasons set out below the Parish Council feels that The Phoenix Hotel is in fact being used as a homeless hostel, and a change of use application is needed for the following reasons:

- The applicants statement confirms that the hotel is being used by those in housing need, until they are offered alternative short-term accommodation or are re-housed on a permanent basis. These statements are indicative that those being housed at The Phoenix are homeless. As such, this suggests The Phoenix is being used as a homeless hostel to some degree.
- The applicant states that the hotel is considered to be more of a 'budget hotel', and bookings can still be made, however to book accommodation for one night for a family of four will cost £433.33, or £211.25 for two people. This is not considered budget in any sense of the word.
- The applicant states there is a small kitchenette for use by the guests. This is not a service normally found at any budget hotel. In addition, is this one small kitchenette able to cater for the daily needs of over guests in 60 rooms?
- The applicant states that the 'odd bunk bed has appeared' to accommodate a family with children. It is not normal practice for a hotel (whether budget or not) to allow guests to bring in their own beds, or for a bunk be to just 'appear'.
- The applicant states that the current 'residents' are unable to afford to eat out on a regular basis due to their *obvious personal circumstances*. This is an extremely judgemental and odd thing to say which, if one assumes is correct, means residents may well have to walk to the nearest convenience store (in North Weald) to purchase their own food to cook in the small kitchenette, however this walk is along an ECC Priority 1 road with no pavements, possibly with young children in tow. Is this really considered a suitably safe location to house those in need?
- Epping Forest District Council has a waiting list for those in housing need, and North Weald is home to Norway House. If the Phoenix is a suitable resource, why is EFDC not using The Phoenix as an option to house those in need, being as it's within their area of concern.
- The applicant states that all rooms have wi-fi, however the information on Booking.com (the applicants stated booking medium) clearly states that there is 'no internet access available', thus suggesting this is less likely to be used as a hotel, which in most circumstances provide wi-fi.
- The Parish Council is concerned that unless the correct use class is established and applied for, the appropriate health and safety considerations, including fire safety (e.g. bringing your own bunk bed) are not being adhered to, to the possible detriment of those using the premises.

Whilst the main concern of the Parish Council is that the appropriate planning permissions are in place for the use taking place on the site, it must also be stated that the Parish Council is concerned for the welfare of the those using the site, and that without the right permission in place the necessary safety checks will also not be in place.

It is felt that for the above stated reasons, there has clearly been a material change of use and the character of the use, that it's use no longer falls within Class C1.

4	Amended/Application / Description EPF/2335/18 <i>Steve Andrews</i>	The Thatch Mill Street Hastingwood	Retrospective application (EPF/2156/01 & EPF/2157/01) for pantiles with clay plain tiles on roof and internal alterations to form a bathroom and six new single glazed windows in front and side elevations.
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The Parish Council has **NO OBJECTION** to this application, subject to Listed Building Officer approval.

b) The following Applications were received for information only where comments are not normally accepted and were *NOTED*

No	Application Number	Location	Proposal
1	EPF/2766/18 CLD <i>Muhammad Rahman</i>	74 Beamish Close North Weald Bassett <i>Mr & Mrs Harris</i>	Certificate of Lawful Development for a proposed single storey rear extension.
2	EPF/2808/18 <i>Jill Shingler</i>	Brent House Farm Harlow Common Hastingwood <i>Mr J Barbour</i>	Application for Approval of Details Reserved by Condition 12 'Contaminated Land Phase 2' and Condition 13 'Contaminated Land – Remediation' of planning permission EPF/2523/16. (Demolition and reconstruction of Farm House with the erection of 19 no. additional dwellings, served off the existing approved vehicular access with internal road layout, parking & a scheme of landscaping & tree planting. (Alterations to existing consents EPF/2027/14, EPF/1285/11 and EPF/1370/10)).
3	EPF/2821/18 <i>Shannon Murphy</i>	21 Princes Close North Weald Bassett <i>Mr Stephen Hiron</i>	Application for Approval of Details Reserved by Conditions 3, 4, 5, 6, 7 for EPF/1440/15. Condition 3:- "documentary & photographic details of types & colours", 4:- "wheel washing facilities", 5:- "surface water disposal", 6:- "hard & soft landscape works", 7:- "tree protection plan", (Erection of a single storey dwelling).

P18.109 DECISIONS BY EPPING FOREST DISTRICT

None.

P18.110 EFDC LICENCES

None.

P18.111 PLANNING CORRESPONDENCE

None.

P18.112 CONSULTATION

Councillors were reminded that at the previous meeting, the Clerk had advised Members that the Ministry of Housing, Communities and Local Government is consulting on changes to planning practice guidance and policy clarifications, which will involve amendments to the National Planning Policy Framework. The consultation runs from 26th October through to 7th December, and seeks views on:

- Changes to planning practice guidance relating to the standard method for assessing local housing need
- Policy clarifications relating to housing land supply, the definition of deliverable and appropriate assessment.

Any Member who has any comments was asked to let the Clerk know within the next week in order that the Council can formulate a draft response before the deadline for responding.

P18.113 ANY OTHER MATTERS RELATING TO PLANNING

Cllr Blanks asked the Chairman for an update on Woodside. The Chairman advised that it seems excavation has started along the narrow area of land, so there is some concern that the area is being expanded. In addition, the fire brigade had been called to the site a few weeks back due to a fire. Cllr Mrs Jackman asked if the excavation had been reported to EFDC. After some discussion, it

was **AGREED** this issue should be reported to EFDC enforcement so that checks can be made to ensure the site is being used in accordance with the planning permission in place.

Meeting Closed: 8.06PM

Signed Date