



MINUTES

Meeting: PLANNING

Date: 19th October 2015

Time: 7.00 PM

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

PRESENT:

Councillors (10) B Clegg (Chairman), B Bartram, G Mulliner, C Hawkins, A Buckley, R Spearman, T Blanks, Mrs E Godwin Brown, A Tyler, B Eldridge.

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Financial & Administrative Officer

Members of the Public (1) There was One Member of the Public Present

Members of the Press (0) None Present

P15.092 APOLOGIES FOR ABSENCE (3)

NOTED that apologies for absence had been received from Councillor Mrs A Grigg, Cllr D Stallan, Cllr Mrs S Jackman, MBE

P15.093 OTHER ABSENCES (2)

No Apologies had been received from Cllrs N Bedford or Mrs D Adams in time to be reported to the Meeting.

P15.094 DECLARATIONS OF INTEREST

Members made the following Declarations of Interest

Cllrs Eldridge & Bartram - Application EPF/2346/15 as they are members of Hastingwood Village Hall Committee. Member of committee. Members also acknowledged the fact that they are putting

money towards the funding of the project and are holding some funds via a S.106 Planning Gain, but

not involved in the drawing up or the submitting of the plans.

Cllr Tyler - Application EPF/2359/15 LB EPF/2356/15 as the applicants are known to him.

P15.095 CONFIRMATION OF MINUTES

The minutes of the meeting held on 5th October 2015 had been circulated and were confirmed as a true record by Members.

P15.096 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were No Representations from Members of the Public.

P15.097 PLANNING APPLICATIONS

The following comments on Planning Applications were AGREED:

No	Application Number	Location	Proposal
1	EPF/2218/15 <i>Graham Courtney</i>	Chase Farm Vicarage Lane	Retention of workshops and storage units in buildings 15 & 16.

		North Weald Bassett <i>Mr David Malyan</i>	
<p>The Parish Council OBJECTS to this application due to the following: It is retrospective application, the Parish Council is being asked to comment on a building which should not have been re-built on the site, as detailed in the Appeal. It is inappropriate development on the site. Why have 2 Enforcement Notices NOT been enacted upon? The Parish Council asks what action EFDC has taken in relation to the Enforcement Notices that have been issued. It is relevant to ALL Councillors and to the Parish Council that the whole of the Chase Farm Site has and still is being developed on a piece meal basis to create yet another NEW Industrial Site within North Weald by wearing down what was an Agricultural and Green field farming site into a very busy and industrious site, by obtaining retrospective planning approvals.</p>			
2	EPF/2219/15 <i>Graham Courtney</i>	Chase Farm Vicarage Lane North Weald Bassett <i>Mr David Malyan</i>	Change of use of unit 6D to B1 workshop use.
<p>The Parish Council OBJECTS to this application due to the following: There is No Established Use for this Unit. It is inappropriate development on the site. It is relevant to ALL Councillors and to the Parish Council that the whole of the Chase Farm Site has and still is being developed on a piece meal basis to create yet another NEW Industrial Site within North Weald by wearing down what was an Agricultural and Green field farming site into a very busy and industrious site, by obtaining retrospective planning approvals.</p>			
3	EPF/2220/15 <i>Graham Courtney</i>	Chase Farm Vicarage Lane North Weald <i>Mr David Malyan</i>	Change of use of bungalow to class B1(A) office use.
<p>The Parish Council OBJECTS to this application due to the following: There should be No Change of Use for the Bungalow to B1(A) Use. This would take out a dwelling from the housing stock of North Weald especially as it is a bungalow. It will enable the whole face of the site to become Industrial. By removing the only house on the site it will mean that there is nothing there to keep the residential status on the site. It is relevant to ALL Councillors and to the Parish Council that the whole of the Chase Farm Site has and still is being developed on a piece meal basis to create yet another NEW Industrial Site within North Weald by wearing down what was an Agricultural and Green field farming site into a very busy and industrious site, by obtaining retrospective planning approvals.</p>			
4	EPF/2221/15 <i>Graham Courtney</i>	Chase Farm Vicarage Lane North Weald Bassett <i>Mr David Malyan</i>	Retention of use of land for parking and access associated with units 42 & 44.
<p>The Parish Council OBJECTS to this application due to the following: There should be Retention of Use of Land for parking and access associated with Units 42 & 44. By enabling this it will enable the whole face of the site to become Industrial. It will also mean that it will go towards not having a reason to keep the residential status on the site. It is relevant to ALL Councillors and to the Parish Council that the whole of the Chase Farm Site has and still is being developed on a piece meal basis to create yet another NEW Industrial Site within North Weald by wearing down what was an Agricultural and Green field farming site into a very busy and industrious site, by obtaining retrospective planning approvals.</p>			
5	EPF/2346/15 <i>James Rogers</i>	Hastingwood Hall Glovers Lane North Weald <i>Mrs Kelly</i>	Proposed single storey extension and replacement pitched roof to existing rear extension.
<p>The Parish Council has NO OBJECTION to this application</p>			
6	EPF/2371/15 <i>Steve Andrews</i>	Park Place Woodside North Weald Bassett <i>Mr Lambros Lambrou</i>	Proposed domestic 40 x 20m manege.
<p>The Parish Council has NO OBJECTION to this application</p>			
7	EPF/2438/15 <i>Steve Andrews</i>	New House Farm Vicarage Lane	Erection of a steel portal framed agricultural building to store grain.

		North Weald Bassett <i>Mr Andrew Kerr</i>	
The Parish Council OBJECTS to this Application as the Applicant has not shown a demonstrable need for the proposal as per Policy GB11. Due to the fact that the applicant stated in his previous application <i>“ Mr Kerr previously farmed with his brother but a partnership split has meant the area of land farmed by Mr Kerr at New House Farm has significantly decreased. The acreage of land was reduced by 285 acres overnight in 2012 and consequently the quantity of crops produced by the business has fallen and the demand for storage space on the farm has decreased.”</i>			
8	EPF/2253/15 LB <i>Steve Andrews</i>	2 Forest Cottages Woodside Thornwood <i>Mr & Mrs G Aronica</i>	Grade II Listed building application for repairs to fire damaged roof.
The Parish Council has NO OBJECTION to this application			
9	EPF/2359/15 LB <i>James Rogers</i>	Little Weald Hall Rayley Lane North Weald Bassett <i>Mr & Mrs Tony and Karen Baker</i>	Grade II listed building consent for proposed conversion of stable to ancillary accommodation.
The Parish Council has NO OBJECTION to this application as long as it ancillary to the accommodation known as Little Weald Hall and is for the sole use of the named applicants elderly father.			
10	EPF/2356/15 <i>James Rogers</i>	Little Weald Hall Rayley Lane North Weald Bassett <i>Mr & Mrs Tony and Karen Baker</i>	Conversion of stable to ancillary accommodation.
The Parish Council has NO OBJECTION to this application as long as it ancillary to the accommodation known as Little Weald Hall and is for the sole use of the named applicants elderly father.			

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.

P15.098 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

None received.

P15.99 EFDC LICENCES

- a) **Applications** – None received
- b) **Consultations** – None received

P15.100 PLANNING CORRESPONDENCE

The Clerk has received notification from Epping Forest District Council regarding an appeal to the Secretary of State in respect of the following site:

Appeal by: Mr Des Rees

Address: Former Carpenters Arms, High Road, Thornwood, North Weald, Essex, CM16 6LS

Proposal: Demolition of Restaurant. Erection of 3 town houses and 2 detached Houses. Resubmission following withdrawn application EPF/1810/14.

The appeal is Against a Refusal, following the decision of Epping Forest District Council.

Cllr Clegg advised Members that the Appeal will be by letter, and is not by site visit or public meeting.

It was agreed that the Clerk would send a letter to the Planning Inspectorate advising that the Parish Council supported the District Council in the appeal, and add the details of the TPOs, also the Clerk would contact Graham Courtney and ask if he could advise what he was going to put in the Appeal letter, the Clerk would review the speech she made to the Plans East Committee to see whether it would worthwhile including a copy of that to the Planning Inspector.

P15.101 ANY OTHER MATTERS RELATING TO PLANNING

- a) The Clerk gave Members details of an email via County Councillor Anthony Jackson regarding the suggestion from Essex regarding the proposal to go to the Local Highways Panel for Railings or Bollards adjacent to the Zebra Crossing by the Parade of shops in North Weald. Sue said the email advises that the suggestion will have to go forward to the Local Highways Panel for consideration. Members Agreed they would prefer Black Railings on both sides of the road if possible.
- b) Members were advised of an Enforcement Notice which had been issued by EFDC in relation to 216 High Road North Weald, in relation to the two white transit vans being parked there.
- c) Cllr Godwin Brown advised that she had been approached by a number of Members of Public in Woodside about the smell emanating from the area Total Waste Management. She advised the smell is atrocious it is not just diesel, but an acrid smell. It had been reported to EFDC Environmental Health for past 2 years, and now a new Officer has been getting involved. She hoped that we could support the residents and write to Paul Baccarini and advise that our residents have suffered this inconvenience long enough - it backed up, also causing pollution in Cripsey Brook. Cllr Clegg – said that he was willing to support everything that Cllr Godwin Brown had stated as he had been at a residents meeting where this matter had also been brought up. He further stated that he had been advised at that meeting, that the Agency responsible for clean water ways had asked the local residents to keep the brook clear, because their operatives cannot go into the brook without the relevant safety equipment. It is polluted, but they don't have any money to deal with it. It has antifreeze, oil, petrol, diesel and other such things in it.

Another meeting will be held on 13th December and it will be good to be able to have an update before any further moves are agreed. It was AGREED the Clerk would contact Paul Baccarini.

- d) Cllr Mulliner voiced his concern regarding 59-61 High Road North Weald – he had spoken to Cllr Mrs Grigg as he had been advised by the builder who said they are putting up two houses and two bungalows, but they don't have permission for that.

Cllr Tyler advised - if you look at the site, not only they have cleared the whole of the site where the buildings were but also the whole area at the back. The Clerk advised that she thought that the area at the back was still detailed as being private allotment land and she did not think it could be changed until it unless it was de-allotmentised. It may be necessary to check this out.

Signed Date

