



MINUTES

Meeting: PLANNING

Date: 20th February 2017

Time: 7.00pm

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

PRESENT:

Councillors: (9) B Clegg (Chairman), B Bartram, C Hawkins, B Eldridge, G Mulliner.
Mrs S Jackman MBE, T Blanks, A Tyler, R Spearman

Officers in Attendance (1)

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

Members of the Public (2) Inc ECC Cllr Richard Morgan

Members of the Press (1)

P16.152 APOLOGIES FOR ABSENCE (3)

NOTED that apologies for absence had been received from Cllrs Mrs Godwin-Brown and Buckley. Apologies had also been received from Cllr Bedford, however he is not part of the Committee.

P16.153 OTHER ABSENCES (0)

No Other Apologies necessary.

P16.154 DECLARATIONS OF INTEREST

Cllr Tyler declared a non-pecuniary interest in agenda item 6(1) reference EPF/0164/17.

Cllr Eldridge declared a non-pecuniary interest in agenda items 6(3) and 6(6) by virtue of living close to these areas.

P16.155 CONFIRMATION OF MINUTES

The minutes of the meeting held on 6th February 2017 had been circulated, these were confirmed as a true record by Members.

P16.156 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were two members of the public present, one of which had requested to speak under agenda item 6(3) reference EPF/3326/16.

P16.157 PLANNING APPLICATIONS

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

To **CONSIDER** the following applications:

No	Application Number	Location	Proposal
1	EPF/0164/17 <i>James Rogers</i>	Rivendell Vicarage Lane North Weald Bassett <i>Mr Claudio Rizzi</i>	Demolition of existing single garage to side of property and erection of two storey side extension with ground floor garage and the addition of 2 first floor bedrooms and one bathroom.
NO OBJECTION			

2	EPF/3287/16 <i>Steve Andrews</i>	Epping House Epping Road North Weald <i>Mr Charlie Daniels</i>	Installation of two dormer windows.
The Parish Council OBJECTS to this application on the basis that despite there being no plans attached which detail how this third floor would be accessed or used, this would in effect create a three story dwelling which would have a detrimental obtrusive impact on Roughtalley's located directly behind the dwelling.			
3	EPF/3326/16 <i>James Rogers</i>	Greenwood Mill Street Hastingwood <i>Mr Colin Doughty</i>	Two storey side extension, garage and attic conversion with front and rear dormers and rooflights.
The Parish Council OBJECTS to this application due to its overlooking and visual intrusion into the neighbouring property, thereby resulting in a loss of amenity for said property.			
4	EPF/0223/17 <i>Corey Isolda</i>	7 Lysander Court High Road North Weald <i>Mr Toby Anscombe</i>	Single storey rear extension to 3m depth.
NO OBJECTION			
5	EPF/0239/17 <i>Corey Isolda</i>	39 Tempest Mead North Weald <i>Ms Nicola Milner</i>	Proposed two storey rear extension.
The Planning Committee were unable to adequately consider this application in its entirety as part of the validation check list states that 'Where there are trees, within or adjacent to a planning application site that could influence or be affected by proposed development (including any other work associated with the proposal such as access to the site, the routes of new services or the storage of materials)' an apicultural impact assessment or tree survey should be submitted with this application. This was not included within the application, and as such it is unclear if this proposed development would have a negative impact on any trees nearby.			
6	EPF/3396/16 <i>Steve Andrews</i>	Tara London Road Hastingwood <i>Mr Ringwood</i>	Two storey side extension and first floor side extension over existing garage.
NO OBJECTION			

b) To **CONSIDER** any other **urgent** planning applications received since the agenda was prepared. None Received.

c) Applications received for **information only** where comments are not normally accepted:

1	EPF/0144/17 <i>Jane Gravelle</i>	Orchard House Hastingwood Road Harlow <i>Mr Steve David Gray</i>	Application for Approval of Details reserved by condition 5 'Phase 1 Land Contamination Preliminary Risk Assessment' (EPF/0528/16).
NOTED			
2	EPF/0186/17 <i>Jane Gravelle</i>	Garages to rear of 17 Queens Road North Weald Bassett <i>Mr Martin Evans</i>	Application for Approval of Details Reserved by Condition 12 'contaminated land phase 1' on application EPF/1771/15 (12 affordable homes with 34 parking spaces).
NOTED			

P16.158 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

None Received.

P16.159 EFDC LICENCES

None Received.

P16.160 PLANNING CORRESPONDENCE

Councillors **NOTED** that a Notice of Appeal - Enforcement Notices had been received for Woodside Place, Woodside, Thornwood Common, CM16 6LD as follows:

Ref: EPF/0988/16 – Permission is sought for one addition Static Caravan , one additional Touring Caravan on an existing Gypsy Site, with two associated parking spaces, a security gate at the entrance to the site (with brick pillars and associated walls) together with a perimeter fence running adjacent to the boundary with highways (on the inside of the existing hedges).
APP/J1535/W/16/315959)

ENF/0043/16 – Importation of materials & soil to raise the land levels
(APP/J1535/C/16/3159708)

ENF/0145/16 – Without planning permission the erection of fencing over 1m in height adjacent to the highway and without planning permission the erection of walls pillars and gates
(APP/J1535/C/16/3159620 and APP/J1535/C/16/3159711)

Date of Inquiry: 1st March 2017
Time: 10.00 am
Type: Hearing
Venue: Committee Room 2, Epping Forest District Council

Councillors asked the meeting Clerk for clarification reference ENF/0043/16 – Importation of materials & soil to raise the land levels (APP/J1535/C/16/3159708) - in that was this referring to the importation of soil to the site on which the caravans were currently sited, or the moving of clay and spoil onto the thinner area of land owned by the appellant forming a stretch of land going along Woodside. The meeting Clerk confirmed she would try and establish exactly what this was.

Cllr Clegg reminded members that he had stayed in regular contact with Clare Munday (EFDC) over the time of these works, and had been advised by Clare that the applicant had been advised on numerous occasions to stop such work, however he did not.

Members recalled the issue of flooding along Woodside that seems to have been exacerbated following the distribution of this clay, and that this has altered the water table at other locations along Woodside. In addition, there is no gully into which the water can go.

The meeting Clerk reminded members that this Council had a policy of not attending appeals. Cllr Clegg confirmed that he was hoping to be able to attend as a member of the public to view proceedings, however would need to check his diary. It was **AGREED** that the Clerk would respond to each of the Appeals stating that the Parish Council supported the District Council with their objections and enforcement action taken.

Members recalled the request of this Committee to contact EFDC Planning to gain clarification in terms of the process for dealing with planning applications from applicants who are related to members of the District Council (brought about by EPF/3067/16 in which the applicant stated they were related to Graeme Courtney). Members noted that the Clerk had received a response from Nigel Richardson as follows:

"We did at the time check this out when it came to deciding it and he clearly got confused with the form. All he did was see the duty officer, Graham, but he is not related or a member of staff.

If he was either related to or a member of staff, then the Council's scheme of agreed delegation states that if it is an application for planning permission that relates to a officer in Development Management section (Development Control, Building Control or Land Charges) then it would need to be a area plans sub-committee decision. Any other member of staff, then it could still be delegated, subject to the other usual criteria. If it is submitted on behalf of a Councillor (or a spouse or partner thereof), then the application is dealt with at District Development Management Cttee, and in fact we have 4 such applications on tomorrow nights agenda – 2 x Anne Grigg and 2 x Chris Whitbread.

Councillors **NOTED** this response. Cllr Blanks stated that this should have been identified before it came to the Parish Council for comment, and that the applicant should have been asked to complete the form correctly.

P16.161 ANY OTHER MATTERS RELATING TO PLANNING

a) Queens Road Allotments

Councillors **NOTED** that following a meeting with Paul Pledger regarding access to the Queens Road Allotments, Paul has confirmed that the Contractors will ensure there is pedestrian access for Allotment tenants. Paul advised that the only time there may be restricted access is when there are building supply deliveries, or when the road / footway is being tarmacked and any closure would be for health and safety reasons, but that these should be kept to a minimum. Cllr Mulliner asked if the access to these new houses was going to be widened, to which the meeting Clerk confirmed it would be.

b) Access to the Queens Road Site for the Purposes of Laying a Cable and the Provision of a Lease to the Parish Council

Councillors **NOTED** that the Clerk had received a document relating to the laying of an electricity cable and associated works together with a final provision of a lease from Epping Forest District Council regarding the Queens Road Allotments. This document has been forwarded to the Parish Councils Solicitors for them to 'look over' in the first instance, and this will be on the Parish Council Agenda for consideration on 6th March.

Meeting Closed: 19.59.

Signed Date