



**MINUTES**

**Meeting:** PLANNING

**Date:** 21st December 2015

**Time:** 6.00 PM

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

**PRESENT:**

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

**Also in Attendance for part of the meeting but not part of this Committee (2)** Councillor Mrs A Grigg and Councillor Stallan.

**Officers in Attendance (1)** - Adriana Jones – Principal Financial Officer

**Members of the Public (3)**

**Members of the Press (0)**

**P15.129 APOLOGIES FOR ABSENCE (4)**

*NOTED* that apologies for absence had been received from Councillors Mrs Adams, Tyler, Mrs Jackman MBE and Bedford (not part of this committee).

**P15.130 OTHER ABSENCES (0)**

None Necessary.

**P15.131 DECLARATIONS OF INTEREST**

None.

**P15.132 CONFIRMATION OF MINUTES**

The minutes of the meeting held on 7th December 2015 had been circulated and were confirmed as a true record by Members.

**P15.133 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

There were three members of the public present, two of which gave representation.

**P15.134 PLANNING APPLICATIONS**

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

No	Application Number	Location	Proposal
1	EPF/2889/15 <i>Graham Courtney</i>	5 Bluemans North Weald Bassett <i>Mr David Kelly</i>	Construction of a 2 bed bungalow on the land adjacent to 5 Bluemans
The Parish Council <b>OBJECTS</b> to this application on the basis that it goes against the openness of the whole of the Bluemans estate, that it would have a detrimental effect and is out of keeping with the street scene, and that there will be insufficient amenity space for the new proposed new dwelling contrary to EFDC Policy DBE8(iii).			
2	EPF/2941/15 <i>James Rogers</i>	Jubilee Foster Street Harlow <i>Mr Paul Greenham</i>	Loft conversion, erection of first floor with front and rear dormer windows.
<b>No Objection</b>			

**b) Applications received for information only where comments are not normally accepted.**

No	Application Number	Location	Proposal
1	EPF/2967/15 DRC <i>Graham Courtney</i>	Land r/o 59-61 High Road North Weald <i>Hastingwood Developments Ltd</i>	Application of approval of details reserved by condition 10 'contaminated land remediation scheme' on planning application EPF/2332/14 (Demolition of existing buildings, erection of two three bedroom semi-detached houses and one three bedroom detached bungalow, provision of driveway, parking spaces, turning areas, landscaping and boundary treatment).
<b>NOTED</b>			
2	EPF/3083/15 DRC <i>Jane Gravelle</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Mr Richard Carter</i>	Application for Approval of Details Reserved by Condition 9 'remediation scheme' on planning application EPF/1581/14 (Demolition and cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EPF/0109/14).
<b>NOTED</b>			

**c) Notification of an Appeal**

Application No.	Location	Details of Appeal	Reason for Appeal	Appeal Type
EPF/1440/15 <i>Jill Shingler</i>	Rear of 21 Princes Close North Weald <i>Mr A Mellows</i>	Erection of single storey dwelling.	Against a Refusal	Written Representations
It was <b>AGREED</b> that the Parish Council would write to the Planning Inspectorate to support the decision of the District Council.				

**P15.135 DECISIONS BY EPPING FOREST DISTRICT COUNCIL**

None Received.

**P15.136 EFDC LICENCES**

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

**P15.137 PLANNING CORRESPONDENCE**

**a) Enforcement**

Councillors **NOTED** that two enforcement issues, both relating to the development of the land at the end of Woodside, were included in the latest EFDC Enforcement Listing. These were ENF/0626/15 - works commenced before discharge of conditions EPF/1999/15, and ENF/0636/15 - Hardcore dumped on site. Both had been passed to Clare Munday to investigate. Cllr Godwin-Brown stated that she had queried something similar relating to this site with Nigel Richardson, EFDC, who had informed her that the applicants had fulfilled the criteria of the conditions associated with planning permission at that site. The Meeting clerk stated that after investigation, the Enforcement Officer may well state this is the case. Councillors stated that members of the public should be directed to contact EFDCs Nigel Richardson or Clare Munday should they wish to make a complaint about this site. Cllr Blanks stated that he would like it recorded that following a recent query he sent to Nigel Richardson, a response was received at 7.15pm on a Saturday evening which was extremely helpful and goes over and above the call of duty.

**b) Proposed EFDC Hub on Vacant land at Blenheim Way**

The meeting clerk stated that as agreed on the 7th December, the Clerk had contacted EFDC stating that the Parish Council had agreed that they would accept the offer, in principal, of an area of 'open space' on the land by Blenheim Way subject to the District Council completing a consultation either before or during any planning application for this land. Subsequent to this, the Clerk had received an email from Paul Pledger, Assistant Director (Housing Property & Development) at EFDC, a copy of which is reproduced below.

*Based on your email, I think the position on the consultation needs to be clarified for the avoidance of any doubt. The only consultation that the District Council will be undertaking will be the standard consultation by Development Management Officers through the planning application process. The Housing Portfolio Holder has made it clear that the District Council (Housing) does not intend to consult residents to seek their views on the appropriateness or otherwise of a play area being included since the District Council is simply responding to the Parish Council's previous objective for a play area to be provided. It is our view that the Parish Council itself needs to be clear about the demand and interest for such a play area - especially since it would be provided, funded and managed by the Parish Council.*

Cllr Blanks stated that he did not understand what EFDC meant by the word 'provided'. Cllr Stallan stated that when the Clerk and the Vice Chairman met with EFDC prior to the original plan recommendation, he had advised that that the land would be provided to the Parish Council by way of a standard lease agreement, similar to that at Bluemans End and Pike Way, at a peppercorn rent. EFDC would provide the grass area, and any appropriate fencing, bushes or trees etc., to screen it from the proposed hub site. The Vice Chairman confirmed this was his understanding of the meeting.

Councillors **NOTED** the content of the email.

Meeting Closed 18.32

Signed ..... Date .....