



MINUTES

Meeting: PLANNING

Date: 21st March 2016

Time: 7.00 PM

Venue: Parish Hall at Thornwood Common, Weald Hall Lane, Thornwood Common

PRESENT:

Councillors 10) B Eldridge (Chairman), B Bartram, G Mulliner, C Hawkins, A Buckley, Mrs S Jackman, MBE, A Tyler, Mrs E Godwin Brown, R Spearman

Officers in Attendance (3)

Susan De Luca – Clerk to the Council
Adriana Jones – Principal Financial & Administrative Officer
Jo Tyler – Senior Administrative Officer

Members of the Public (4)

Members of the Press (1)

P15.166 APOLOGIES FOR ABSENCE (4)

NOTED that apologies for absence had been received from Cllrs T Blanks, N Bedford D Stallan and Mrs A Grigg.

P15.167 OTHER ABSENCES (1)

No Apologies had been received from Cllr Mrs D Adams

P15.168 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P15.169 CONFIRMATION OF MINUTES

The minutes of the meeting held on 7th March 2016 had been circulated and were confirmed as a true record by Members.

P15.170 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were No Representations from Members of the Public.

P15.171 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0244/16 <i>James Rogers</i>	The Rosaries Harlow Common North Weald <i>Mr & Mrs M Conroy</i>	Construction of a new detached three bay garage/carport

The Parish Council has NO OBJECTION to this application

b) Applications which had been received for information only and where comments are not normally accepted.

1	EPF/0571/16 PDE <i>James Rogers</i>	37 Bassett Gardens North Weald Bassett <i>Mr M Whetstone</i>	Prior approval for a 4.0 metre deep single storey rear extension, height to eaves 2.90 metres and overall height of 2.90 metres. (AMENDED APPLICATION – EXTENSION DEPTH DECREASED)
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The Parish Council NOTES this Application

2	EPF/0405/16 <i>Jane Gravelle</i>	Blakes Golf Club Epping Road	Application for approval of details reserved by condition regarding
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		North Weald <i>Blakes Leisure Limited</i>	condition 8 Phase I land contamination on planning application EPF/2698/15.
The Parish Council NOTES this Application			
3	EPF/0401/16 DRC <i>Steve Andrews</i>	45 Upland Road Epping Upland <i>Mr Mumin Ali</i>	Application for Approval of Details Reserved by Condition 2 'materials', 4 'wheel washing', 5 'hard and soft landscaping' and 7 'flood risk' on planning application EPF/1339/15 (Demolition of existing dwelling and construction of a new replacement dwelling).
The Parish Council NOTES this Application			
4	EPF/0449/16 DRC <i>James Rogers</i>	1 Forest Cottages Woodside North Weald Bassett <i>Mr Butterworth</i>	Application for Approval of Details Reserved by Condition 1 'no part of building fabric removed', 2 'roof tile sample', 3 'specification of works and additional drawings', 4 'historic floorboards', 5 'woodwool and fibrelime' and 6 'commence within 3 years' on planning application EPF/3163/15 (Grade II listed building application for repairs to roof and attic space following fire damage).
The Parish Council NOTES this Application			

P15.172 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Members were advised of the following decisions:

a) Applications on which the Parish Council had no objections where permission has been **GRANTED** (with conditions).

Application Number	Location	Proposal
EPF/0023/16 <i>Steve Andrews</i>	80 Weald Bridge Road North Weald Bassett <i>Mrs Cook</i>	Proposed two storey rear extension
EPF/2874/15 <i>James Rogers</i>	32 Upland Road Epping Upland Epping <i>Mr & Mrs John Shephard</i>	Two storey side extension, part single, part two storey rear extension and front dormer.
EPF/2721/15 <i>James Rogers</i>	23 Brookfield Weald Hall Lane North Weald <i>Mr Brian Watts</i>	First floor side extension over existing garage.
EPF/3027/15 <i>Jill Shingler</i>	Land adjacent Holly Cottage Woodside Thornwood <i>Mr Hemish Shah</i>	Erection of a two-storey, four bedroom house with front and rear gardens and single storey detached garage.
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.
EPF/3163/15 LB <i>James Rogers</i>	1 Forest Cottages Woodside North Weald Bassett <i>Mrs Butterworth</i>	Repairs to roof and attic space following fire damage.
EPF/3143/15 <i>James Rogers</i>	Something Furniture Esgors Farm High Road Thornwood Common <i>Crossfit Raeda</i>	Change of use from Class A1 (retail) to Class D2, comprising fitness and training centre, rehabilitation and performance centre.
EPF/3027/15 <i>Jill Shingler</i>	Land adjacent Holly Cottage Woodside Thornwood <i>Mr Hemish Shah</i>	Erection of a two-storey, four bedroom house with front and rear gardens and single storey detached garage.

b) Applications on which the Parish Council had no objections where permission has been **REFUSED**. None received.

c) Applications on which the Parish Council raised comments/objections where permission has been **GRANTED**. None received.

d) Applications on which the Parish Council had objections (and/or raised comments) where permission has been **REFUSED**. None received.

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

Application Number	Location	Proposal	Decision
EPF/0007/16 CLD <i>Mavis Bird</i>	Home Straight Foster Street Harlow <i>Ms Valerie Cook</i>	Certificate of Lawful Development for proposed erection of ancillary residential building.	Lawful
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).	Details Approved
EPF/0217/16 DRC <i>Steve Andrews</i>	Park Place Woodside North Weald Bassett <i>Mr Lambros Lambrou</i>	Application for Approval of Details Reserved By Condition 4 'construction/foundation details' on planning application EPF/2371/15 (Proposed domestic 40 x 20m manege).	Details Approved
EPF/3001/15 DRC <i>Graham Courtney</i>	All Saints Church Foster Street Hastingwood <i>Miss Nicola West</i>	Application for approval of details reserved by conditions 2 'materials', 3 'sections and details of doors, eaves, fascias', 4 'foundation details' and 5 'driveway details' on planning application EPF/1040/15 (Re-position of approved proposed double garage (EPF/1787/14) for personal domestic use only).	Details Approved
EPF/0276/16 DRC <i>Graham Courtney</i>	11 School Green Lane North Weald Bassett <i>Mr D Hunt</i>	Application for Approval of Details Reserved by Condition 5 'flood risk assessment' and 6 'drainage details' on planning application EPF/2320/12 (Demolition of existing garage, erection of detached three bedroomed dwelling and formation of new vehicular access off School Green Lane).	Details Approved

P15.172 EFDC LICENCES

- a) Licences – None Received
- b) Consultations – None received

P15.173 PLANNING CORRESPONDENCE

Appeals

Members Agreed to Support the District Council in the following Appeals.

a) Application No: EPF/2218/15

Location: Chase Farm

Applicant Name: Mr David Malyan
Officer: Graham Courtney

Vicarage Lane
North Weald Bassett
Epping
Essex
CM16 6AL

Details of Appeal: Retention of workshops and storage units in buildings 15 & 16
Appeal Received: 1-Mar-2016 **Appeal Type:** Written Representations
Reason for Appeal: Against a Refusal **Reference:** 15/3140306
Deadline: 5 April 2016

b) **Application No:** EPF/1737/15 **Location:** 94 – 96 High Road
Applicant Name: Michael Osborne North Weald Bassett
Officer: Jill Shingler Epping
Essex

Details of Appeal: Proposed 1 no. 2 bed flat and 1 no. 1 bed flat in existing roof of the property and front, rear and side dormer and raised ridge height level to rear roof.
Appeal Received: 8-Mar-2016 **Appeal Type:** Written Representations
Reason for Appeal: Against a Refusal **Reference:** 16/3142875
Deadline: 8 April 2016

P 174 ANY OTHER MATTERS RELATING TO PLANNING

To *RECEIVE* verbal updates in relation to other issues previously discussed if responses have been received.

**The Clerk advised Members of the following items:
Supplementary Item:**

Appeal C J Pryors -

**A supplementary Agenda had been circulated in relation to the following two items:
EPF/2517/14 Hybrid application for: 1. Part full planning permission for development of Plot A of site for B1 (business) and B8 (storage and distribution) purposes by C.J. Pryor Ltd. 2. Part outline planning permission for use of Plot B-E for B1 (business) and B8 (storage and distribution) purposes with all matters reserved save for access (see also linked enabling development proposals EPF/2516/14 and EPF/2518/14).**

EPF/2518/14 Application for full planning permission to redevelop site with enabling residential development to provide 65 residential units together with associated car parking, open space and refuse and recycling units (Enabling development for linked application EPF/2517/14).

The Clerk circulated documentation for each Councillor in attendance in relation to the two Appeals, together with details of costs in relation to engaging a Planning Consultant, an email from County Cllr Anthony Jackson and full details of the Appeal Case.

Members discussed this at considerable length, after which they made the following decisions

1. That they felt that the Parish Councils concerns were near enough the same as the District Councils
2. That they felt that District Council were best placed to advise the Planning Inspector of both the District and the Parish Councils Concerns
3. They did not wish to expend any monies on engaging a Planning Consultant
4. They did not want the Clerk or a Councillor to attend or make representation at a Public Enquiry
5. They felt that going forward the District Council should be the vehicle for putting this Parish Councils views forward at Appeals, if the Parish Council had Objected to the Application and the District Council had also objected, ie simply Supporting the District Council.

Meeting Closed: 19.27.

Signed Date

