



MINUTES

Meeting: PLANNING

Date: 22nd May 2017

Time: 7.05pm

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

PRESENT:

Councillors: (12) B Clegg (Chairman), Eldridge, B Bartram, C Hawkins, G Mulliner, A Tyler, A Buckley, Mrs Godwin-Brown, T Blanks, Mrs A Grigg*

Cllr Grigg is not part of this Committee

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance & Senior Administrative Officer

Members of the Public (29)

Members of the Press (0)

P17.001 ELECTION OF CHAIRMAN

Nominated: Cllr Clegg

Nominated By Cllr B Eldridge

Seconded By Cllr By Alan Buckley

There being no other nominations Councillor Baden Clegg was duly elected for the municipal year 2017 – 2018. Cllr Clegg duly executed the Acceptance of Office.

P17.002 APOLOGIES FOR ABSENCE (3)

NOTED that apologies for absence had been received from Cllrs Jackman MBE, Cllr Harris & Cllr Spearman

P17.003 OTHER ABSENCES (0)

No Apologies Necessary

P17.004 DECLARATIONS OF INTEREST

There were No Declarations of Interest.

P17.005 CONFIRMATION OF MINUTES

One amendment was made to the minutes of the meeting held on 8th May 2017 which had been circulated, after which these were confirmed as a true record by Members.

P17.006 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members of the public present made representations on the following; EPF/1084/17 & EPF/1156/17.

P17.007 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1044/17 Steve Andrews	25 Forest Glade North Weald Bassett Mr David Goodey	Loft conversion incorporating dormer windows to the front, rear and side elevations

The Parish Council has NO OBJECTION to this Application

2	EPF/1084/17 <i>Sukhvinder Dhadwar</i>	78 Queens Road North Weald <i>Mr Richard Harvey</i>	Two storey side and rear extension
The Parish Council OBJECTS to this Application to its Massing and Bulk , it is also Overbearing. There is also concern at Overlooking into no 76 and, lack of Amenity Space. There is also concern at inadequate sewerage capability on that estate.			
3	EPF/1156/17 <i>Sukhvinder Dhadwar</i>	36A and 38 High Road North Weald <i>Mr D Ozcan</i>	Change of use from post office (A1) to Takeaway (A5)
<p>The Parish Council OBJECTS to this application on the following grounds:</p> <p>We expect that there will be an increase in the number of customers to the shop due to the change of use and to the opening hours. These hours, which will include ‘unsociable’ hours will impact not only on the neighbouring residents but also on the local residents in Dukes Close and those in the High Road. There is concern that the presence of a Takeaway would attract people outside the shop and that noise would be a dominant issue.</p> <p>The Parish Council are concerned that the Litter that would simply be discarded outside, in the vicinity of the premises, whilst we all know that a condition can be placed on a premises to have a bin outside, however we cannot place a condition on a customer placing their waste in that bin. There has been concern at the continuing accumulation of detritus around the immediate area at the parade of shops by the co-op. The Parish Council has done its best to enhance the area by planting a garden close to the shops, however there is still much evidence of litter especially on a Thursday/ Friday / Saturday & Sunday , even though we have regular visits by the road sweeper. People simply discard Fish & Chip Wrappers, Indian Takeaway Cartons and Chinese Takeaway Cartons, Costa Coffee Cups. These have been found in the New Garden, the Telephone Box, Under the Seat on the Green.</p> <p>There is also concern at the close proximity to the nearby watercourse – has this flood risk been properly assessed.</p> <p>Installation of Ventilation Duct - Members were concerned at the installation of this ventilation system. I detail below an extract from one of our Members who is a Qualified Engineer <i>Having looked at the specification for the ventilation systems for the above application, I would consider them adequate at best. Without scale drawings to work out the intake and extract routes, I would imagine that there is a potential problem in the build-up of smells and heat coming from this property. Traditionally, ventilation stacks are not effective in the dispersal of moisture and odours. They can block with grease and cause potential fire hazards. We must always remember that a ventilation scheme can be designed, although if the client decides not to use it, or use it properly (down to cost) that's when the issues start to arise.</i></p> <p>Who will therefore monitor that it is being used correctly?</p> <p>The Parish Council believe that the residential accommodation above and adjacent to the property will be unpleasantly and adversely affected by this change of use, as will the residents inhabiting that accommodation.</p> <p>Parking is of great concern also, there are only two designated parking spaces, is this enough for a Takeaway. There is currently a parking problem in that area of North Weald, with vehicles parking in front of local peoples drives on the High Road not allowing people to exit their homes. The Village Hall has advised that visitors to local shops are using the Hall as Parking therefore not allowing sufficient parking for Hall Functions – the hall is used Day, Evening and Weekends. Whilst there are <u>some</u> yellow lines along the High Road these are not enforced.</p> <p>We also believe that having a Takeaway located in North Weald could mean that there will mean that there will be an increase in car journeys made, which could see customers coming from other locations such as Epping, Coopersale and Ongar,</p> <p>POLICY DBE9- LOSS OF AMENITY</p> <p>The Council will require that a change or intensification of use, extension or new development does not result in an excessive loss of amenity for neighbouring properties. The factors which will be taken into account are:</p> <p>(i) visual impact; (ii) overlooking; (iii) loss of daylight/sunlight; and (iv) noise, smell or other disturbance thereby causing an excessive loss of amenity for</p>			

neighbouring residents.

There will clearly be Visual Impact & Noise Smell & Other Disturbances

The High Road Shops in North Weald are classed as a Local Frontage. Therefore it is necessary to ask what premises there are a key retail use for – is there a demand for another Takeaway in North Weald. We believe this a Material Planning Consideration which should be taken into account.

The ‘make-up’ of shops is as follows in North Weald High Road:

	Name of Establishment (if known)	Selling	Type of Establishment
1	Kings Head Garage	Fuel, Motor Accessories Snacks & Drinks	Garage
2	Kings Head Pub	Food, Alcohol & Soft Drinks	Pub
3	Coverdale Betting Office	Licensed Betting Office (Free Coffee Available)	Betting Shop
4	Bread & Bites	Bread & Hot Snacks & Drinks	Bakery, <i>Hot Takeaway</i> Food & Sit In & Eat
5	Newsagent & Post Office	Newspapers, Periodicals, Postal Items, Soft Drinks, Chocolates, Snacks/Crisps, Tobacconists	Newsagent & Post Office 1 Day a week there is a Fish Stall on the forecourt of the Post Office
6	Islington Green	Floral Items	Florist
7	Former Post Office	Empty Shop	Empty Shop
8	North Weald Chemist	Pharmaceutical Items	Chemist
9	Stuart Poulton Funeral Director	Funeral Services	Funeral Director
10	Dry Cleaners	Dry Cleaning, Repairs & Laundering	Cleaning Services
11	Young Dave	Greengrocers & Florists	Fruits, Vegetables, Eggs, Flowers
12	Clippers & Curls	Hairdressers	Hairdressing & Barbers
13	Co – op	General Groceries, Sandwiches, Drinks, Snacks	Small Supermarket
14	North Weald Chinese & Fish & Chips	<i>Hot Takeaway</i> Chinese & Fish & Chips	<i>Hot Takeaway</i>
15	Cinnammon Restaurant	Indian Restaurant & <i>Takeaway</i>	<i>Hot Takeaway</i> & Sit Down Restaurant
16	Tylers Green Stores	Sandwiches, Newsagents, Snacks, Drinks, Tobacconists	Mini Supermarket
17	Harvester Pub	Food, Alcohol & Soft Drinks	Pub

18	Harvest Garage	Fuel, Car Accessories, <i>Hot Snacks</i> <i>Takeaways</i> , Costa Coffee, General Groceries,	Garage – Also Selling hot <i>Takeaway Food &</i> Drinks
19	Davis Estate Agents	Houses For Sale	Estate Agents
20	Beauty Parlour	Beauty Services/Products	Beauty Parlour
As you can see from this table 11 out of these 20 establishment sell food 4 are Takeaways selling Hot food 6 Sell Snacks/Sandwiches Drinks which can be eaten off the premises 1 gives away Free Coffee 1 sells Fruit & Vegetables			

No	Application Number	Location	Proposal
1	EPF/1092/17 <i>Jane Gravelle</i>	17 Queens Road North Weald Bassett <i>Mr Martin Evans</i>	Application for approval of details reserved by condition 14 'remediation scheme' on planning application EPF/1771/15 (12 Affordable homes & 34 car parking spaces)
NOTED			
2	EPF/1187/17 <i>Graham Courtney</i>	Garages behind 17 Queens Road North Weald Bassett <i>Mr Martin Evans</i>	Application for Approval of Details Reserved by Condition 22 'lighting of access road' on planning application EPF/1771/15 (12 affordable homes with 34 parking spaces)
NOTED			

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:

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P17.008 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Details regarding planning decisions from 03/04/2017 to 28/04/2017 had been circulated. The details of which were noted.

P17.009 EFDC LICENCES

None received.

P17.009 PLANNING CORRESPONDENCE

The Clerk has received the following notifications from Epping Forest District Council:-

EFDC are consulting on revisions to the Planning validation list of local information requirements. This now includes the addition of a guidance note on the submission of viability and financial appraisals for affordable housing. The local validation list identifies information required to register, assess and validate a planning application, and EFDC is asking any person or organisation with an interest in or involvement with planning applications submitted to Epping Forest District Council to respond. The previous validation list was produced in 2015 and EFDC are required to review it every 2 years. The consultation is open for **6 weeks from 21 April until 2 June 2017** and comments can be sent to appcomment@eppingforestdc.gov.uk. Copies of the documents are attached to the agenda, at **APPENDIX 2** and Councillors were asked to **CONSIDER** if they wish to respond to this consultation.

Members NOTED this Consultation.

P17.010 ANY OTHER MATTERS RELATING TO PLANNING

LEASE AT QUEENS ROAD ALLOTMENTS

Member were given details of the Lease of the Allotments at Queens Road. Clause 5 had been pointed out by Whiskers as needing special consideration. Members asked if this could be reviewed by the person who had also looked at the Wheelers Farm Gardens Allotment Land, before it was signed off.

Meeting Closed: 20.10

Nil.