



MINUTES

Meeting: PLANNING

Date: 28 April 2014

Time: 7.00 PM

Venue: NORTH WEALD LIBRARY, HIGH ROAD, NORTH WEALD

Councillors (9) B Eldridge (Chairman), C Hawkins, B Clegg,
Mrs E Godwin-Brown, R Spearman, P Collins,
T Blanks, A Buckley,

Also Attending But Not Committee Members; Mrs A Grigg, D Stallan

Officers in Attendance (2) Susan De Luca – Clerk to the Council
Adriana Jones – Finance and Administrative Officer

Members of the Public (1)

Members of the Press (0)

P13.174 APOLOGIES FOR ABSENCE (3)

NOTED apologies for absence received from B Bartram, G Mulliner and Mrs D Adams.

P13.175 OTHER ABSENCES (2)

N Bedford, G McCormack

P13.176 MINUTES

The minutes of the meeting held on 14th April 2014 were signed as a true record.

P13.177 DECLARATIONS OF INTEREST

NOTED declarations of interest from Councillors in the following items

Councillor Hawkins	EPF/	Took No Part In The Discussion
Councillor Mrs A Grigg	Pre Submission – Urbaser	Left The Room As Soon As the Item Was Mentioned

P13.178 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

None

P13.179 PLANNING APPLICATIONS

The following comments on planning applications were **AGREED**.

No	Application Number	Location	Proposal
1	EPF/0431/14 <i>Lindsay Trevillian</i>	17 Emberson Way North Weald Bassett <i>Mr & Mrs Biren Patel</i>	Two storey extension to rear of property together with first floor extension built over existing garage to side.
The Parish Council has NO OBJECTION to this Application			

2	EPF/0563/14 <i>Dominic Duffin</i>	45 Tempest Mead North Weald Bassett <i>Mr Michael Watson</i>	Single storey rear extension.
The Parish Council has NO OBJECTION to this Application			
3	EPF/0580/14 <i>Lindsay Trevillian</i>	Camfaud Concrete Pumps Ltd High Road Thornwood <i>Mr Brendan Murphy</i>	Demolition of existing Office building & removal of portacabins. Construction of new Office Extension to Workshop.
The Parish Council OBJECTS to this Application on the grounds of Overdevelopment due to it its size and mass			
4	EPF/0619/14 LB <i>Lindsay Trevillian</i>	Mulberry Farmhouse Mill Street North Weald Bassett <i>Ms Tracey Davis</i>	Grade II Listed building consent for alterations to fenestration and minor internal alterations.
The Parish Council has NO OBJECTION to this Application subject to the Listed Building Officer having no concerns			
5	EPF/1993/13 <i>Dominic Duffin</i>	Woodside Thornwood <i>Mr Felix Nolan</i>	Change of use of land to a use for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing the provision of a stable block and a utility/dayroom ancillary to that use. (Revised application).
<p>The Parish Council OBJECTS to this application on the following grounds :</p> <ol style="list-style-type: none"> 1 There is No Proven Need for the development. 2 Concern at Flooding on the Site – the amount of hardstanding indicated would exacerbate the flooding issues 3 There is concern at the Egress and Ingress to the site and the Highway Safety Issues. 4 The Site is Adjacent to an SSSI – The Countryside and Rights of Way Act 2000 has made some significant changes to SSSI legislation in England and Wales, it strengthened the law giving greater power to the designating body to enter into management, to refuse consent for damaging operations and to take action where damage is being caused. Local Authorities and other public bodies now also have a statutory to further the conservation and enhancement of SSSIs both in carrying out their operations, and exercising their decision making functions, which includes planning decisions. 5 The site is within 150 metres of a Motorway -EFDC Gypsy and Traveller Development Plan Document - page 83-84 6 The site is within 300 metres of two listed buildings -Gypsy and Traveller Development Plan Document - page 83-84 7 The proposal would have an impact on the openness of the Green Belt much more than the existing use of the site and as such would constitute inappropriate development that is harmful to the Green Belt. The benefits of the proposed development are not sufficient to clearly outweigh this impact, and as such there are no very special circumstances that exist that clearly outweigh the harm from inappropriate development. Therefore the proposal is contrary to the guidance contained within the National Planning Policy Framework and policy GB2A of the adopted Local Plan and Alterations. 8 In the NPPF the Government sets out it Planning Policy for Travellers Sites – the Governments aims include: Introduction <i>That plan making and decision taking should protect Green Belt from inappropriate development That local planning authorities have due regard to the protection of local amenity and local environment</i> Policy E – Travellers Sites in the Green Belt <i>That inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Travellers sites, temporary or permanent in the Green Belt are</i> 			

inappropriate.

Green Belt boundaries should be altered only in exceptional circumstances. If a local authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet a specific identified need for a traveller site. It should do so only through the plan making process and not in response to a planning application.

Policy H – Decision Taking

That when considering applications, local planning authorities should attach weight to the following matters

- a) effective use of previously developed (brownfield), untidy or derelict land*
- b) sites being well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness*
- c) promoting opportunities for healthy lifestyles, such as ensuring adequate landscaping and play areas for children*
- d) not enclosing a site with so much hard landscaping, high walls or fences, that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.*

6	EPF/0733/14 <i>Dominic Duffin</i>	Amber Cottage Foster Street Hastingwood <i>Miss Richelle Price</i>	Proposed classic car garage and workshop. (Revised application to EPF/2471/13).
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The Parish Council continues to **OBJECT** to this Application, on the following grounds The boundary to the front of the plot is queried – concern that the land at the front of the plot could be highway land. It is overdevelopment in the greenbelt. Concern at the height of the ridge of the proposal. Concern that the description on the Weekly List is different to that on the Application form accompanying the plans.

b) There were no other urgent planning applications that had been received since the agenda was prepared, however the Clerk advised Members of a Pre Submission that had been received from Epping Forest - Members were extremely concerned at this pre-submission, they felt that this site was an inappropriate site for this operation and that all vehicle that would pick up waste in Epping Forest District would have to go through Thornwood, Epping or North Weald to get to Hastingwood which was on the furthest boundary of Epping Forest. Also that the fact that tenders may already be ‘in the pipeline’ so to speak which may give added weight to any application. Members felt that the Clerk should express grave concerns to the Planning Officer about the pre submission and await the full application to submit the Parish Council’s comments in full.

P13.180 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Members **NOTED** the following decision notices that had been received from Epping Forest District Council.

- To receive details from Epping Forest District Council on:

- a) Applications on which the Parish Council had no objections where permission has been **GRANTED**. None received.
- 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. None received.

P13.181 PLANNING CORRESPONDENCE

The Clerk has received the following notifications:-

Wildlife and Countryside Act 1981, section 53

North Weald, footpath from Vicarage Lane to Blackhorse Lane – Case 928

Members were advised that correspondence has been received from Essex County Council Legal Services confirming that a decision has been made to grant the application regarding the above mentioned footpath. An Order amending the Definitive Map of Public Rights of Way will be made in due course. NOTED

P13.182 ANY OTHER MATTERS RELATING TO PLANNING

To **RECEIVE** verbal updates in relation to other issues previously discussed if responses have been received. - None

Meeting closed 20.47

Signed

Date