



MINUTES

Meeting: PLANNING

Date: 3rd August 2015

Time: 6.45 PM

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

PRESENT:

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

Not Members of the Committee (2)

Councillors: D Stallan, Mrs A Grigg

Also in Attendance (1)

Susan De Luca – Clerk to the Council

Members of the Public (1)

Members of the Press (0)

No Members of the Press were present.

P15.041 APOLOGIES FOR ABSENCE (3

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NOTED that apologies for absence had been received from Councillors N Bedford, T Blanks & Ms D Adams

P15.042 OTHER ABSENCES (0)

No other absences were recorded.

P15.043 DECLARATIONS OF INTEREST

Councillor Stallan Declared a Non Pecuniary Interest in Item 6.1 as he was Portfolio Holder for Housing at Epping Forest District Council.

Councillor Mulliner Declared a Non Pecuniary Interest in Item 6.4 as the applicant was known to him.

P15.044 CONFIRMATION OF MINUTES

The minutes of the meeting held on 20 July 2015 had been circulated and were confirmed as a true record by Members.

P15.045 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were No Representations by Members of the Public.

P15.046 PLANNING APPLICATIONS

The following comments on Planning Applications were AGREED:

No	Application Number	Location	Proposal
1	EPF/1527/15 <i>Graham Courtney</i>	Garage Court South of 16 Bluemans End North Weald Bassett <i>East Thames Housing Group</i>	The demolition of the existing garages and the erection of four no. affordable homes consisting of 2 no. houses and a pair of maisonettes along with 9 no. parking spaces and associated amenity space.
<p><i>A lengthy discussion ensued on this application. Cllr Stallan gave Members a brief overview as to why EFDC wished to replace garages with new homes, even though there were 13 garages let on that particular site. He advised members that he had been advised that a survey had been undertaken within the Dis;-trict and over half of garages that are let are not used for the purpose of garaging a vehicle mainly because most modern vehicles would not fit into these garages. The problems with other garage sites in North Weald was brought up by Members and in particular the garage site at York Road. The Chairman said that the majority of the garages there were in a terrible state of disrepair and that the Parish Council had been asking for these to be repaired for a number of years but to no avail. Cllr Mrs Grigg said the problem was that EFDC did not know who held the lease on them and it was a lengthy process to find out who did, Cllr Hawkins stated that it would only be a matter of time before someone lost their life someone lost on that site, Cllr Mrs Grigg said action would then be taken by EFDC.</i></p> <p>A Vote Was taken the result of which was : 7 for – 2 against No Objection Therefore: the Parish Council has No Objection to this Application but would like to see a Residents Parking Scheme to be put in place to be attached to this application.</p>			
2	EPF/1536/15 <i>Graham Courtney</i>	North Weald Golf Club Rayley Lane North Weald Bassett <i>North Weald Grove Limited</i>	Replacement of existing buildings with three storey building to accommodate 20 no. apartments (resubmission of EPF/0183/15).
<p>The Parish Council OBJECTS to this application on the following grounds: The proposal is unsustainable in the area, out of character with the area and the surroundings, concern at the amount of generation of traffic throughout the whole of the day, concern at the lack of amenity space for each dwelling, concern at the height of the proposal being that it shows 3 storey dwellings Members have a concern that with 3 golf courses in the area that development such as this may set a precedent. There is No Legal Agreement for the New Bus Service and this service could be ended as soon as planning Approval is granted. The idea of Cycles for each dwelling does nothing to improve the sustainability if the application as there are no Cycle Lanes attached the proposal therefore it is still not sustainable. Concern at the Car Parking – if you look at the CIBSE Guide which should be relevant to this proposal due to it having a football pitch, golf course, a hairdressers and a nursery on site then there are insufficient parking spaces proposed in total. Especially as the turning circle for a bus would take away some of the area.</p>			
3	EPF/1549/15 CLD <i>Graham Courtney</i>	Brickfield House High Road Thornwood <i>Mr J Keen</i>	Certificate of Lawful Development for existing B1a use.

The Parish Council NOTES this CLD

4	EPF/1592/15 <i>Steve Andrews</i>	13 Queens Road North Weald Bassett <i>Mr & Mrs Bridges</i>	Single storey rear extension and patio and steps to garden.
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The Parish Council has No Objection to this Application

- b) To **CONSIDER** any other **urgent** planning applications received since the agenda was prepared.
- c) Applications received for **information only** where comments are not normally accepted.

P15.047 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

None received.

P15.048 EFDC LICENCES

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

P15..049 PLANNING CORRESPONDENCE

Members were advised that the Clerk had received notification that the recent appeal relating to the Travellers site in Woodside, Thornwood had been allowed. Concern was voiced at the criticism of EFDC's policies in the report. The Clerk advised Members that she would send copies of the document to Members and it would appear on the next Agenda.