



MINUTES

Meeting: PLANNING

Date: 5th February 2018

Time: 7.00pm

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

PRESENT:

Councillors: (7) B Clegg, Chairman, A Buckley, B Eldridge, G Mulliner,
S Jackman, MBE, Mrs E Godwin Brown, A Tyler*

Councillors Also In Attendance But Not Part of This Committee

*D Stallan, *Mrs A Grigg

*For Part of the Meeting

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance & Administrative Officer

Members of the Public (24)

Members of the Press (1)

P17.172 APOLOGIES FOR ABSENCE (2)

NOTED that apologies for absence had been received from Cllrs Spearman , Bartram & Blanks

P17.173 OTHER ABSENCES (1)

P17.174 DECLARATIONS OF INTEREST

There were No Declarations of Interest.

P17.175 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 22nd January 2018 members **AGREED** the minutes to be a true record.

P17.176 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Two representations were received on application N

P17.177 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0026/18 <i>James Rogers</i>	Oak Lodge Weald Hall Lane Thornwood Common <i>Mr John Paget</i>	Two storey rear extension (Revised application to EPF/2439/17).

The Parish Council **OBJECTS** to this Application as they have become aware of a number of various concerns. The Council is Objecting due to Overdevelopment of the site closeness of the Mast and the cables within the environs of the property, the access via Oak Lodge is into the Sewerage Works, would this be compromised by these works going ahead? The development seems disproportionate to the original size of the building. The proposal would be detrimental to the nearby neighbours.

2	EPF/3454/17 <i>Alastair Prince</i>	The Bungalow Harlow Common Hastingwood <i>Eagle</i>	Single storey rear and side extensions.
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The Parish Council has NO OBJECTION to this Application

3	EPF/3503/17 <i>James Rogers</i>	38 High Road North Weald Essex <i>Mr D Ozcan</i>	Change of use of part of ground floor from post office (A1) to Cafe (A3) and installation of brick faced stack for ventilation flue
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The Parish Council OBJECTS to this application

The Parish Council **OBJECTS** to this Application for a Café.

The Parish Council has Concerns regarding the Site Plan and the land in the application on the Plan are we to presume the Red Line shown on the application and the Blue Line shows extent of ownership? Is that correct? Or are they just referring to the A1 and A3 Use of the site.

The Design and access statement states the following on page 2:

“This Design and Access Statement has been prepared in support of a planning application for change of use of part of the above premises to A3.Cafe. The Shades are on Plans will be refurbished and will retain its current A1 use. The area bordered in Red will be A3 Café.”

What does the second sentence mean? Is this referring to the 'blue' section on the site plan? Does this application also deal with the refurbishment of the area marked in Blue? This needs to be clarified.

Surely the space at the front of the property contained within the blue area cannot be included as parking facilities for the A3 use (the red area)?

If it means one area is to remain A1, then actually the Café only has One Parking Space and Not 2 as detailed in the Application and Highways Needs to be informed and the Application amended to show this

If you look at the Internal Plan there are clear changes proposed for the Area defined as remaining in A1 use including what looks like either removing or changes to a dividing wall this is not mentioned in the supporting documents?

If the blue marked area is part of the planning application, it is not clear what the proposed changes are as it would seem to suggest some form of kitchen being installed and it is retaining its current A1 use? If so, what is the purpose of changing the wall between the two areas.

The proposed front elevation shows the proposed flue. The Parish Council ask Why is a Ventilation Flue and Stack needed for a simple café, added to this EFDC Environmental Health response to the application states ' The flue height should be at a minimum height of 1m above the roof ridge for the dispersion and dilution of odours. Where this is not possible (e.g. because of ownership or structural constraints), additional techniques will be required in order to reduce odours, such as an increase in efflux velocity and additional filters, etc.' The applicants Design and Access statements states that ' The key issues for consideration relevant to this application are the principle of change of use and amenity and living conditions of nearby residential properties. This matter has been considered by planning officers and they have confirmed that the proposed extract is acceptable. Environmental Health do not have any issues.'

Is the applicants statement correct in that planning officers have confirmed the proposed extract is acceptable and Env Health do not have any issues?

The Events and regular Hall Hiring's as detailed in applicants Design and Access Statement

are incorrect, we detail the up to date list below:

Evenings... • **Monday** - Learn to Ballroom/Latin American dance with XXXXXX - 8.15pm - 9.00pm
Beginners, **9.00pm - 10pm** Improvers – XXXXXX herself a top ballroom dancer, will teach you
everything you need to know. For more information see time4dance website or contact her on
~~XXXXXXXXXX~~ **Yes still on**

• **Tuesday & Wednesday** - Kick Boxing with XXX - **7pm - 9pm** - Keep fit and learn to defend
yourself, for all ages, contact XXX on ~~XXXXXXXXXX~~ or via energize-kickboxing website. **Yes still on**

• **Tuesday** – Bag Pipes - Interested in bag pipes and drums? Want to learn? Then please call
~~XXXXXXXXXX~~. **No longer on**

• **Thursday** - Muso Shugyo Ryu (Japanese Swordsmanship) - **8pm - 10.30pm** - Learn this
mysterious martial art. Full details can be found on XXXXXXXXX website. **Yes still on**

Other regular events....

In addition to those listed below, other regular events during the year, such as

The Horticultural Show, **This Event no longer happens**

Horticultural Sausage and Mash Cabaret, **Once a year only**

Scruffs Dog Show, **This Event no longer happens**

Parish Council Remembrance Day Dinner **Once a year in November 1pm to 3pm**

Parish Council Community Day **This Event no longer happens**

• **Third Wednesday each month** - Crib evening - 7.45pm

• **Fourth Wednesday each month** - North Weald and District Angling Society

• **Second Saturday each month 12- 2pm**- Ploughman's lunch organised for the benefit of the
Senior Citizens Society, a North Weald institution, get there early!!

• **Third Saturday each month**- The Jack Free Show The most popular event in North Weald, from
12.30pm 3.30pm enjoy lunch, great music and meet people, the happiest afternoon in Essex.

Come and join the party!

• **First Sunday each month 12- 2pm** - The Royal British Legion - meet in the bar lounge.

• **Third Sunday in each month- Lazy Salsa Sunday** -A fantastically exciting event, come along for
an afternoon of 100% Latin music and non stop dancing or just hang out and enjoy the
atmosphere. What ever you choose, XXXX & XXXX and their crew will be happy to see you.

• **Fourth Sunday each month** - Lea Valley Cigarette Card Club, buy, swap or sell your old

cigarette cards and other collectables, relive your past! For more information call ~~XXXXXXXX~~

• Bi-monthly - check for details - G-Jive A great evening of modern jive and freestyle dancing, for more information call ~~XXXXXXXX~~ - **This no longer happens**

Throughout the year...

• The Royal British Legion - in addition to their regular first Sunday meetings 12-2pm non-members welcome and every third **Friday (members only) 7.30pm**, they also hold a number of special events, see calendar. **NO SPECIAL EVENTS HELD ANYMORE..**

• The Women's Institute - regular meetings and lectures throughout the year – **1st Wednesday of the month - afternoons**

• Rapier Cycling Club - meet here on a regular basis **1st & 2nd Tuesdays of the month**

The Village Pre School Meets there **every week day** during term time between **9 and 12.30**.

The Hamilton School of Dance meets **every week day** between **4 and 7.30pm**.

Added to this we expect that there will be an increase in the number of customers to the shop due to the change of use. This will impact not only on the neighbouring residents but also on the local residents in Dukes Close and those in the High Road. Especially with the passing trade.

There is concern at the build up of fat and grease in the already burdened sewerage system. There is also concern at the close proximity to the nearby watercourse – has this flood risk been properly assessed.

Installation of Ventilation System and Duct as already detailed above why would this be needed and why in close proximity to a nearby residence.

Comments from a Councillor who is a trained engineer, 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.

Who will therefore monitor that it is being used correctly?

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.

Parking is of great concern also, if there is going to be both A1 and A3 on this site then there will only be one Parking space for the A3 use for the Café.

Is only one designated parking space enough for a Café, what about 'passing trade'.

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 either get in or get out of 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 owned and managed by a

Charitable Trust, and the Parking is Private the hall does not belong to the Parish Council, was Essex County Council Highways aware of this when they were consulted on this application, as on a number of previous applications they were not aware of the ownership of the hall.

Whilst there are some yellow lines along the High Road these are not enforced.

We also believe that having another Café 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,

POLICY DBE9- LOSS OF AMENITY

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:

- (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 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. We are aware that 'Competition' is not a planning consideration, however we do believe it necessary to consider what premises there are a key retail use for – is there a demand for another hot food outlet in North Weald.

We believe this a Material Planning Consideration which should be taken into account.

The 'make-up' of shops including those providing hot food 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, Hot Takeaway 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	Former Post Office	Empty Shop	Empty Shop
7	North Weald Chemist	Pharmaceutical Items	Chemist
8	Stuart Poulton Funeral Director	Funeral Services	Funeral Director
9	Dry Cleaners	Dry Cleaning, Repairs & Laundering	Cleaning Services
10	Young Dave	Greengrocers & Florists	Fruits, Vegetables, Eggs, Flowers

11	Clippers & Curls	Hairdressers	Hairdressing & Barbers
12	Co – op	General Groceries, Sandwiches, Drinks, Snacks	Small Supermarket
13	North Weald Chinese & Fish & Chips	Hot Takeaway Chinese & Fish & Chips	Hot Takeaway
14	Cinnammon Restaurant	Indian Restaurant & Takeaway	Hot Takeaway & Sit Down Restaurant
15	Tylers Green Stores	Sandwiches, Newsagents, Snacks, Drinks, Tobacconists	Mini Supermarket
16	Harvester Pub	Food, Alcohol & Soft Drinks	Pub
17	Harvest Garage	Fuel, Car Accessories, Hot Snacks Takeaways, Costa Coffee, General Groceries,	Garage – Also Selling hot Takeaway Food & Drinks
18	Davis Estate Agents	Houses For Sale	Estate Agents
19	Beauty Parlour	Beauty Services/Products	Beauty Parlour
<p>As you can see from this table 11 out of these 19 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</p>			

We ask that it also be Noted that the Clerk and the Planning Committee Chairman met with James Rogers the Planning Officer to discuss this application in depth and provided many notes and plans for his perusal to support these comments.

We ask that the above Comments are reproduced in full if this matter is referred to Plans East Committee, as half our comments were missed off the Agenda when this Planning Application was last discussed.

4	EPF/3498/17 <i>Alastair Prince</i>	119 High Road North Weald Bassett <i>Mr J Gallagher</i>	Proposed entrance porch.
The Parish Council has NO OBJECTION to this Application			

The Parish Council NOTED the following Applications which were received for information only and comments are not normally accepted

No	Application Number	Location	Proposal
1	EPF/0091/18 <i>Corey Isolda</i>	Bridge View Weald Bridge Road North Weald Bassett <i>Mr Kevin Farrelly</i>	Application for approval of details reserved by condition 2 'materials', 5 'landscaping' and 6 'drainage details' on planning application EPF/2531/16

			(Demolition of existing dwelling and two outbuildings. Proposed replacement dwelling).
NOTED			
2	EPF/3443/17 <i>Jill Shingler</i>	Brent House Farm Harlow Common Hastingwood <i>Mr J Barbour</i>	Discharge of conditions 3 'External finishes', 5 'Wheel washing', 8 'Hard and Soft Landscaping', 9 'Tree Protection', 16 'Construction Method Statement' 19 'Ecological Appraisal and 20 'Construction Method Statement' (EPF/2523/16 – Demolition and reconstruction of the Farm House together with the erection of 19 no. additional dwellings, served off the existing approved vehicular access on Harlow Common / Foster Street together with internal road layout, parking and a scheme of landscaping and tree planting).
NOTED			

b) To **CONSIDER** any other **urgent** planning applications received since the agenda was prepared. None Received.

P17.178 DECISIONS BY EPPING FOREST DISTRICT - None Received

P17.179 EFDC LICENCES - None Received

P17.180 PLANNING CORRESPONDENCE

The Clerk advised Members she had received notification of the following from Epping Forest District Council:-

Planning Appeal Against Refusal of a Householder Application

Application No: EPF/1830/17
Address of site to which the appeal relates: Millstream Cottage, Mill Street, Hastingwood, North Weald, CM17 9JQ
Proposed development: Erection of first floor rear extension
Appellant's name: Mr Terry Farr
Appeal Reference Number: APP/J1535/D/17/3188249,
Appeal starting date: 25 January 2018

Members were advised that as this appeal is proceeding under the Householder Appeals Service, there is no opportunity for the Parish Council to submit further comments.

P17.181 ANY OTHER MATTERS RELATING TO PLANNING

None - Received

Meeting Closed: 8.04PM

Signed Date

