



MINUTES

Meeting: PLANNING

Date: 5th January 2015

Time: 7.00 PM

Venue: NORTH WEALD LIBRARY, HIGH ROAD, NORTH WEALD

Councillors (12) B Eldridge (Chairman), C Hawkins, B Bartram, B Clegg, A Buckley, T Blanks, R Spearman, Mrs D Adams, P Collins, G Mulliner, Mrs E Godwin Brown, N Bedford

Also In Attendance Cllr Mrs A Grigg
But Not Part of the Committee (1)

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones - Principal Finance & Administrative Officer

Members of the Public (5)

Members of the Press (0)

The Chairman Announced to Members the Cllr McCormack had resigned as a Councillor.

P14.235 APOLOGIES FOR ABSENCE (1)

NOTED apologies for absence had been received from Cllrs G McCormack, D Stallan.

P14.236 OTHER ABSENCES (0)

NOTED there were no other absences.

P14.237 MINUTES

The minutes of the meeting held on 15th December 2014 had been circulated and were signed as a true record.

P14.238 DECLARATIONS OF INTEREST

Cllr Mrs A Grigg declared an Interest in item EPF/2814/14 item relating to Leader Lodge

P14.239 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

NOTED there were five members of the public present who wished to make representation to the Council on one application, one Member of the Public advised that they wished to speak.

P14.240 PLANNING APPLICATIONS

a) The following comments on planning applications were **AGREED**:

No	Application Number	Location	Proposal
1	EPF/2827/14 <i>Dominic Duffin</i>	94-96 High Road North Weald	2 additional 1 bed flats in the roof, external staircase and front and rear

			dormer window.
<p>The Parish Council OBJECTS to this Application on the following grounds: There is an impact to the properties and the residents in the properties at the rear of the development. The proposal represents an Overdevelopment of the site It is out of keeping with the street scene It is detrimental to the visual aspect of the area Concern at the height of the roof of the proposal.</p>			

b) Members were advised of the Supplementary Agenda which had been circulated to Members and placed on the relevant Notice boards

SUPPLEMENTARY

No	Application Number	Location	Proposal
2	EPF/2814/14 <i>Jill Shingler</i>	Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Alteration and refurbishment of existing building, ground floor extension to rear including change of internal layout from two flats to one house, new garden walls and gates demolition of existing garage and erection of replacement.

The Parish Council has NO OBJECTION to this Application

3	EPF/2903/14 <i>Dominic Duffin</i>	Copper Beech Harlow Common Hastingwood Road North Weald Bassett Mr Steven Smithson	Proposed replacement dwelling and garage block in lieu of existing dwelling and outbuildings.
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The Parish Council OBJECTS to this Application on the following grounds:
 The proposal by its bulk and massing represents an Overdevelopment of the site Policy GB15A refers
 There would be adverse impact on adjacent listed buildings
 The derelict outbuilding was only ever used a greenhouse for the family and has never been used for commercial purposes
 There are problems with sewers with the adjoining houses and they have to have the drains rodded at least 4 times a year
 Why would 15 car parking spaces be needed this could indicate that the proposal is for a commercial and not a residential use.

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

No	Application Number	Location	Proposal
4	EPF/1993/14 PDE <i>Mavis Bird</i>	12 Hows Mead North Weald <i>Mr Richard Staines</i>	Prior approval application for a 4.2 metre deep, single storey rear extension, height to eaves 3.0 metres and maximum overall height of 3.1 metres.

The Parish Council NOTES this PDE Application

5	EPF/2864/14 DRC <i>Dominic Duffin</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Ms Marion Brett</i>	Application for approval of details reserved by condition 7 'contaminated land', and condition 13 'flood risk assessment' for application EPF/1581/14 – Demolition and
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			cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EPF/0109/14).
The Parish Council NOTES this DRC Application			

P14.241 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

- 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.

P14.242 EFDC LICENCES

- a) Consultations – None received

P14.243 PLANNING CORRESPONDENCE

Cllr Clegg thanked the Clerk for arranging the extension of time for responses to the 12th January 2015 in relation to the following

Planning Appeal

Application No: EPF/1993/13 **Location:** Woodside, Thornwood Common

Applicant Name: Mr Felix Nolan Essex, CM16 6LD

Officer: Dominic Duffin

Details of Appeal: 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).

Appeal Received: 27-Nov-2014 **Appeal Type:** a Public Inquiry

Reason for Appeal: Against a Refusal **Reference:** 14/2228944.

P14.244 ANY OTHER MATTERS RELATING TO PLANNING

The Clerk advised Members a verbal update in relation to the following:

Formal Adoption of Terms of Reference

Members were asked to **CONFIRM** that they formally Adopt the REVISED Terms of Reference for this Committee, a copy of which was attached at **APPENDIX 2**. The CONFIRMATION will need a formal RESOLUTION to be AGREED.

Cllr Mrs A Grigg advised of two amendments necessary therefore this Item to be placed on the next Agenda .

Noise and Lorry Parking at Blenheim Way

The Clerk read an email from Cllr Will Breare Hall. Members were confident that as a Parish Council they had done all they could and that the matter should be left in the hands of the District Council. **AGREED.**

Carpenters Arms Planning Application

The Clerk read out the response from Nigel Richardson who was responding on behalf of Coleen O’Boyle.

Cllr Mrs Grigg advised that Planning Officers would not normally respond to ‘general’ comments made in response to Planning applications and if the Parish council had wanted specific answers then they should have sent a more specific letter. However she felt it should be noted that when it comes to committee, the officer is charged with going through Parish Council/Residents comments, and giving their responses. Officers try to pick up most of the comments, and they put their view in the report. Generally speaking, Councillors cover any objections that have been made at commit

Parish Councillors continued to voice their concerns including the fact that they had not seen a yellow planning notice on the site, the right to bid was mentioned however the time to do this was probably past, and it would be expensive. A number of Councillors said they felt the possible sale of the pub had been miss managed and its wrong as it should be able to be sold as a going concern. However the Clerk advised that the District Council had referred to the fact that this would be looked at in any recommendation for approval.

Members felt that if it was going to be offered for sale again it should go on to the market at a current valuation of the pubs books, also seeing as it’s a valuable community asset.

The Clerk reminded Members that we have the General Power of Competence, which we can use – ie the Right To Bid. If we can raise the money, we can apply to purchase the pub.

Councillor Bedford advised he would also make some investigations via some colleagues.

Signed Date