



MINUTES

Meeting: PLANNING

Date: 5th October 2015

Time: 7.00 PM

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

Councillors (9) B Clegg (Chairman), C Hawkins, B Bartram, A Buckley, G Mulliner, Mrs S Jackman MBE, Mrs E Godwin Brown, R Spearman, T Blanks

Officers in Attendance (2) Adriana Jones – Principal Financial Officer
Joanna Tyler – Senior Administrative Officer

Members of the Public (0) There were no Members of the Public present.

Members of the Press (1) One Member of the Press was present.

P15.081 APOLOGIES FOR ABSENCE (4)

NOTED apologies for absence received from Councillors Eldridge, Tyler, Ms Adams and Stallan (not a Member of this Committee)

P15.082 OTHER ABSENCES (2)

Councillors Mrs A Grigg and N Bedford (not Members of this Committee)

P15.083 DECLARATIONS OF INTEREST

There were No Declarations of Interest.

P15.084 CONFIRMATION OF MINUTES

The minutes of the meeting held on 21st September 2015 had been circulated and were confirmed as a true record by Members.

P15.085 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were no representations from Members of the Public.

P15.086 PLANNING APPLICATIONS

No	Application Number	Location	Proposal
1	EPF/1453/15 <i>James Rogers</i>	1A High Road North Weald <i>Mr Munzer Salmeh</i>	Proposed single storey rear extension.
The Parish Council OBJECTS to this Application on the basis of overdevelopment with regard to the proposed single storey rear extension. The proposed double garage would impact on the street scene, vehicles would be a danger to pedestrians on exit from garage and it would obscure the exit from the existing garage.			
2	EPF/1939/15 <i>Dominic Duffin</i>	8 Queens Road North Weald Bassett <i>Mr Baxter</i>	First floor rear extension. Ground floor rear infill extension and garage conversion.
The Parish Council OBJECTS to this Application on the basis of overdevelopment for first floor rear extension and the installation of an oriel window.			

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

No	Application Number	Location	Proposal
1	EPF/2135/15 DRC <i>Jill Shingler</i>	Saint Clare Hospice Care Trust Hastingwood Road <i>Saint Clare Hospice Care Trust</i>	Application for approval of details reserved by condition 3 'materials', 4 'flood risk assessment' and 5 'tree protection' on planning application EPF/1166/15 (Demolition of 3 storage buildings and removal of 1 portable office building with erection of two storey building for office and storage with ancillary landscaping works. Enlargement of existing main car park to create 62 additional parking spaces).
NOTED			
2	EPF/2139/15 DRC <i>Jane Gravell</i>	Saint Clare Hospice Care Trust Hastingwood Road <i>Saint Clare Hospice Care Trust</i>	Application for approval of details reserved by condition 6 'ground gas investigation' on planning application EPF/1166/15 (Demolition of 3 storage buildings and removal of 1 portable office building with erection of two storey building for office and storage with ancillary landscaping works. Enlargement of existing main car park to create 62 additional parking spaces).
NOTED			
3	EPF/2382/15 PDE <i>James Rogers</i>	71 Thornhill North Weald <i>Mr Jason Cato</i>	Prior approval application for proposed 6m deep single storey rear extension, height to eaves 3m and maximum height 3.846m.
NOTED			

d) Appeals

No	Application Number	Location	Details of Appeal
1	EPF/0183/15 <i>Graham Courtney</i>	North Weald Golf Club Rayley Lane North Weald <i>North Weald Grove Limited</i>	Erection of three storey building to accommodate 20 no. apartments (to replace existing clubhouse and Essex barn to be demolished under Prior Notification application EPF/0267/15).
Appeal Received: 21-Sep-2015		Appeal Type: an Informal Hearing	

Reason for Appeal: Against a Refusal

Reference: 15/3134332

The Parish Council **AGREED** to write and support Epping Forest District Council's decision.

P15.087 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Members **NOTED** that decisions had been received from Epping Forest District Council on:-

- a) **Applications on which the Parish Council had no objections where permission has been GRANTED (with conditions).**

Application Number	Location	Proposal
EPF/1092/15 <i>Dominic Duffin</i>	Chestnut Cottage Woodside North Weald Bassett <i>Mr K Sestokas</i>	Alterations to the existing dwelling to include front and rear dormer windows and part raising of the ridge. Proposed balcony over and front and rear extensions at ground floor. (Revised application to EPF/0213/15).
EPF/1097/15 <i>Jill Shingler</i>	Leader Lodge Epping Road North Weald Bassett <i>De Vere Homes Ltd</i>	Erection of detached garage.
EPF/1098/15 <i>Jill Shingler</i>	Leader Lodge Epping Road North Weald Bassett <i>De Vere Homes Ltd</i>	Erection of detached garage (alternate location).
EPF/1107/15 <i>Steve Andrews</i>	15 Silver Birch Avenue North Weald Bassett <i>Mr Gary Brookes</i>	Conversion of integral garage to dining room.
EPF/1144/15 TRE <i>Robin Hellier</i>	114 Blenheim Square North Weald <i>Mr Westley Austin</i>	TPO/EPF/38/02: T6 London Plane – Crown reduce by 30%, Crown lift to 3.5m and thin by 10% T7 London Plane – Crown reduce by 30%, Crown lift to 3.5m and thin by 10% T8 London Plane – Crown reduce by 30%, Crown lift to 3.5m and thin by 10% T9 Sycamore – Crown reduce by 30%, Crown lift to 3.5m and thin by 10%
EPF/1239/15 <i>Steve Andrews</i>	266 High Road North Weald <i>Mr & Mrs Gill</i>	(i) Two storey rear extension and juliet balcony at first floor level (ii) enlarge existing rear dormer.
EPF/1166/15 <i>Jill Shingler</i>	St. Clare Hospice Centre Hastingwood Road North Weald Bassett <i>Saint Clare Hospice Care Trust</i>	Demolition of 3 storage buildings and removal of 1 portable office building with erection of two storey building for office and storage with ancillary landscaping works. Enlargement of existing main car park to create 62 Additional Parking Spaces.
EPF/1546/15 <i>James Rogers</i>	Little Esgors Farm House High Road Thornwood <i>Mr Ian Padfield</i>	2 storey side extension.
EPF/1592/15	13 Queens Road	Single storey rear extension and patio

Steve Andrews	North Weald Bassett Mr & Mrs Bridges	and steps to garden.
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b) Applications on which the Parish Council had no objections where permission has been *REFUSED*.

Application Number	Location	Proposal
EPF/0305/15 Steve Andrews	80 Weald Bridge Road North Weald Mrs Kristina Cook	Demolition of existing stable buildings and erection of single storey residential annex.
EPF/1008/15 Dominic Duffin	Saint Clements Vicarage Lane West North Weald Mr John Scott	Erection of timber framed office/workshop/store, summerhouse, poolhouse and pool.

c) Applications on which the Parish Council raised comments/objections where permission has been *GRANTED*.

Application Number	Location	Proposal
EPF/2516/14 Graham Courtney	Foster Street Farm Foster Street Harlow Anderson Design & Build & C.J. Pryor Ltd	Application for full planning permission to redevelop site with enabling residential development to provide 9 residential units together with associated car parking, open space and refuse and recycling facilities. (Enabling development for linked application EPF/2517/14).

d) Applications on which the Parish Council had objections (and/or raised comments) where permission has been *REFUSED*.

Application Number	Location	Proposal
EPF/2517/14 Graham Courtney	Land at Harlow Gateway South A414 London Road Harlow Anderson Design & Build & C.J. Pryor Ltd	Hybrid application for: 1. Part full planning permission for development of Plot A of site for B1 (business) and B8 (storage and distribution) purposes by C.J. Pryor Ltd. 2. Part outline planning permission for use of Plot B-E for B1 (business) and B8 (storage and distribution) purposes with all matters reserved save for access (see also linked enabling development proposals EPF/2516/14 and EPF/2518/14).
EPF/2518/14 Graham Courtney	C. J Pryor Cecil House Foster Street Harlow Anderson Design & Build & C.J. Pryor Ltd	Application for full planning permission to redevelop site with enabling residential development to provide 65 residential units together with associated car parking, open space and refuse and recycling units (Enabling development for linked application EPF/2517/14).

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

Application Number	Location	Proposal	Decision
EPF/0848/15 DRC Dominic Duffin	19 Forest Grove Woodside North Weald Bassett Mick Holmes	Application for approval of details reserved by condition 8 'Flood Risk' and condition 14 'Screen wall/fencing' and condition 9 "parking" of planning permission	Details Approved

		EPF/1115/13 (Erection of new two storey, three bedroom house on vacant land adjoining 19 Forest Grove)	
EPF/1131/15 CLD <i>Mavis Bird</i>	Ashstead Vicarage Lane North Weald Bassett <i>Mr Nicholas Bowerbank</i>	Certificate of Lawful Development for proposed rear extension, enlargement of rear dormer and new porch.	Lawful
EPF/1374/15 PDE <i>Mavis Bird</i>	21 Emberson Way North Weald <i>Mrs Katy Glen</i>	Prior approval application for a 3.1 metre deep single storey rear extension, height to eaves 2.55 and overall height of 2.55.	Prior Approval Not Required
EPF/1444/15 NMA <i>Graham Courtney</i>	Threshers Hastingwood Road Hastingwood <i>Mr Grant Thompson</i>	Non material amendment to EPF/0739/10 (Existing commercial skip site to be redeveloped into 14 residential units) to provide porches to the front of plots 1, 2, 3, 6, 7, 9, 10,11,12 and 13.	Non-material Amendment - Approved
EPF/0752/15 DRC <i>Graham Courtney</i>	14 Harrison Drive North Weald Bassett <i>Mr S Hounslow</i>	Application for approval of details reserved by condition 4 'hard & soft landscaping', condition 5 'protection measures' and condition 6 'parking' on application EPF/0832/12 (Erection of a single dwelling adjacent to 14 Harrison Drive).	Details Approved
EPF/1436/15 DRC <i>Graham Courtney</i>	Cross Keys Mews High Road Thornwood <i>Miss Victoria Edgar</i>	Application for approval of details reserved by condition 12 and 13 'Contaminated Lane' of planning permission EPF/2505/13 (Demolition of existing cafe and outbuildings to be replaced by 2 no. five bedroom houses. (Amended application to EPF/1909/11).	Details Approved
EPF/1636/15 PDE <i>Mavis Bird</i>	2 Hows Mead North Weald Bassett <i>Mrs Lisa Young</i>	Prior approval for a 5.9 (6m max) single storey rear extension, height to eaves 2.7m and maximum height 3.3m	Prior Approval Not Required

P15.088 EFDC LICENCES

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

P15.089 PLANNING CORRESPONDENCE

The Clerk had received the following notifications:-

- a) Members **NOTED** that an Enforcement Notice had been issued for land at the Acorns/Redricks Nursery, Vicarage Lane, North Weald.

- b) Members **NOTED** that the Clerk had received notification of the adoption of Essex County Council's Statement of Community Involvement – Update 2015. The statement sets out how the Essex Community can be involved in the County Council's preparation of minerals and waste planning documents and planning applications which may affect them. This document was amended as a result of feedback from the public consultation (14th May to 25th June).
- c) Members **NOTED** that the planning application for EPF/2084/15 had been withdrawn. The Parish Council had **NO OBJECTION** to this application, however, did point out that the application was within 3km of an aerodrome and this had not been completed on the application form.

P15.091 ANY OTHER MATTERS RELATING TO PLANNING

Cllr Mrs Jackman referred to Epping Forest District Council's Cabinet Agenda for next week and asked whether Members were aware that consideration was being given to the potential building of a new Leisure Centre at North Weald. Cllr Mrs Jackman **PROPOSED** that the Parish Council writes to EFDC requesting further information regarding their plans, this proposal was **SECONDED** by Cllr Blanks.

Meeting closed 19.35

Signed

Date