



**MINUTES**

**Meeting:** PLANNING

**Date:** 5th October 2017

**Time:** 7.15pm

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

**PRESENT:**

**Councillors: (11)** B Eldridge (meeting Chairman), A Buckley, B Bartram, Mrs Jackman MBE, A Tyler\*, T Blanks, R Spearman, Cllr Mulliner, Mrs Godwin-Brown, Cllr Mrs Grigg D Stallan\* (NOTE: Cllr Mrs Grigg and Cllr Stallan are not part of this Committee)

*\* for part of meeting*

**Officers in Attendance (2)**

Adriana Jones – Principal Finance Officer (clerk for this meeting)  
Joanna Tyler - Senior Administrative Officer

**Members of the Public (15)**

**Members of the Press (1)**

**P17.091 APOLOGIES FOR ABSENCE (1)**

**NOTED** that apologies for absence had been received from Cllr Clegg.

**P17.092 OTHER ABSENCES (1)**

**NOTED** other absences of Cllr Harris.

**P17.093 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**P17.094 CONFIRMATION OF MINUTES**

The minutes of the meeting held on 18th September 2017 were confirmed as a true record by Members.

**P17.095 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

There were 15 members of the public present.

**P17.096 PLANNING APPLICATIONS**

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

No	Application Number	Location	Proposal
1	EPF/2277/17 <i>James Rogers</i>	2 Esgors Cottages High Road Thornwood <i>Mrs Kathleen Rayner</i>	Change of use of land to the rear of 2 Esgors Cottages from commercial cattery to residential garden.
The Parish Council has <b>NO OBJECTION</b> to this application.			
2	EPF/2425/17 <i>Nicola Dawney</i>	19 Hows Mead North Weald Bassett <i>Mr &amp; Mrs Clark</i>	Single storey rear, side and front extensions
The Parish Council has <b>NO OBJECTION</b> to this application			
3	EPF/2331/17 <i>Steve Andrews</i>	98 Beamish Close North Weald Bassett <i>Mrs Amanda Bowman</i>	Single storey rear extension.
The Parish Council has <b>NO OBJECTION</b> to this application			
4	EPF/2439/17	Oak Lodge	Two storey rear extension.

	<i>James Rogers</i>	Weald Hall Lane Thornwood Common <i>Mr John Paget</i>	
The Parish Council has <b>NO OBJECTION</b> to this application			
5	EPF/2448/17 <i>Nicola Dawney</i>	38 High Road North Weald Bassett <i>Mr D Ozcan</i>	Change of use from post office (A1) to Takeaway (A5) installation of extract flue and alterations to front elevation. Revision to previous refused scheme with revised opening hours (11am – 9pm).
<p>The Parish Council <b>STRONGLY OBJECTS</b> to this application.</p> <p>A change in use and the creation of a Takeaway would results in an increase in the number of customers to the shop. Despite the applicant altering the opening hours, it still includes ‘unsociable’ hours which will have a detrimental impact on the quality and amenity of not only on the neighbouring residents but also on the local residents in Dukes Close and those in the High Road. There is concern that the presence of a Takeaway would attract people to congregate outside the shop and that noise would be a dominant issue. The Parish Council is concerned that there are inadequate plans to manage the litter that would simply be discarded outside in the vicinity of the premises, as well as the cooking waste (fats, oils, etc). Whilst it is understand that a condition could be placed on a premises to have a bin outside, there is no such condition on a customer placing their waste in that bin. There has been concern at the continuing accumulation of detritus around the immediate area at the parade of shops by the co-op. The Parish Council has done its best to enhance the area by planting a garden close to the shops, however there is still much evidence of litter especially on a Thursday/ Friday / Saturday &amp; Sunday , even though we have regular visits by the road sweeper. People simply discard Fish &amp; Chip Wrappers, Indian Takeaway Cartons and Chinese Takeaway Cartons, Costa Coffee Cups. These have been found in the New Garden, the Telephone Box, Under the Seat on the Green.</p> <p>The concern remains at the close proximity to the nearby watercourse, and the applicant has not addressed this issue correctly on the planning application form. Has the flood risk been properly assessed.</p> <p>Installation of Ventilation Duct - Members are concerned at the installation of this ventilation system. I detail below an extract from one of our Members who is a Qualified Engineer <i>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?</i></p> <p>The Parish Council believes 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.</p> <p>Parking is of great concern also, as there are only two designated parking spaces which is not enough for a Takeaway. 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 exit 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 used Day, Evening and Weekends, and the parking is in fact private parking. Whilst there are <u>some</u> yellow lines along the High Road these are not enforced. We also believe that having a Takeaway located in North Weald could 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,</p>			

<p>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:</p> <p>(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.</p> <p>There will clearly be Visual Impact &amp; Noise Smell &amp; Other Disturbances. The High Road Shops in North Weald are classed as a Local Frontage. Therefore it is necessary to ask what demand there is for another Takeaway in North Weald. We believe all the above are Material Planning Considerations which should be taken into account.</p>			
6	EPF/2480/17 <i>Nicola Dawney</i>	64 Tempest Mead North Weald Bassett <i>Mr &amp; Mrs Foster</i>	Proposed loft conversion with front & rear dormer extensions.
The Parish Council has <b>NO OBJECTION</b> to this application			
7	EPF/2510/17 <i>Graham Courtney</i>	Land adj 246 High Road North Weald Bassett <i>Mr Barry Mole</i>	Erection of detached dwelling and garage.
The Parish Council <b>OBJECTS</b> to this application on the basis that the applicant has failed to submit a Tree Report as required for this type of application (Policy LL10), and as such the Parish Council is unable to consider this application fully.			

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

c) Applications received for **information only** where comments are not normally accepted: None Received.

#### P17.097 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Decisions made were **NOTED** as attached to the agenda.

#### P17.098 EFDC LICENCES

None received.

#### P17.099 PLANNING CORRESPONDENCE

The meeting Clerk advised that three planning applications that this Parish Council objected to were on the agenda for the EFDC Plans East Committee Meeting on 11th October, one of which was EPF/2523/16 - Brent Farm. This application is recommended for approval, subject to a number of conditions, one of which is the creation of a S106 legal agreement which included a 'payment of £50,000 towards the provision of local community facilities, prior to first commencement of the development hereby approved'. Councillor Blanks asked if this amount would be totally separate from the previous £50,000 received by the Parish Council, to which the meeting Clerk stated this would be under an entirely separate S106 agreement. Cllr Blanks suggested that better provision was made for the acquisition of the funds before any work commenced, judging by the last S106 agreement and the failure to secure the remaining £50,000. Councillors **NOTED** that the Clerk had registered to speak on these applications, and that she would be addressing the issue of the S106 agreement.

#### P17.100 ANY OTHER MATTERS RELATING TO PLANNING

Meeting Closed: 8.00pm

Signed .....

Date .....