



MINUTES

Meeting: PLANNING

Date: 6th February 2017

Time: 7.00pm

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

Prior to the Meeting a Verbal Presentation was given to Members present of the redundant Popplewells site by Mr Jeff Coward, the sites' Owner. Mr Coward gave Members a brief overview of the site and the current situation. He advised of his conversations with Epping Forest District Council Planning Officers. Following the presentation, Mr Coward was advised to seek further advice from a Senior Planner such as Nigel Richardson, and when plans were available for the site, the parish council would view the applications in the normal manner.

PRESENT:

Councillors: (9) B Clegg (Chairman), B Bartram, C Hawkins, A Buckley, B Eldridge, G Mulliner.
Mrs S Jackman MBE, T Blanks , A Tyler

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Financial & Administrative Officer

Members of the Public (8)

Members of the Press (1)

P16.142 APOLOGIES FOR ABSENCE (5)

NOTED that apologies for absence had been received from Cllrs Spearman, Godwin Brown, Apologies had also been received from Cllrs Grigg, Stallan and Bedford, however they are not part of the Committee.

P16.143 OTHER ABSENCES (0)

No Other Apologies necessary.

P16.144 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P16.145 CONFIRMATION OF MINUTES

The minutes of the meeting held 16th January 2017 had been circulated, these were confirmed as a true record by Members.

P16.146 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were two members of the public present who spoke on applications reference:
EPF/0079/17 & EPF/0082/17.

P16.147 PLANNING APPLICATIONS

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

To **CONSIDER** the following applications:

No	Application Number	Location	Proposal
1	EPF/3126/16 <i>Sukhvinder Dhadwar</i>	The Briars Epping Road	Outline planning application for a new 3 bedroom dwelling house.

		North Weald <i>Michael Bowkett</i>	
The Parish Council OBJECTS to this Application as it would be visually intrusive in this area, it represents Overdevelopment and would close to the sensitive area of Epping Forest.			
2	EPF/3384/16 <i>James Rogers</i>	Coach House Esgors Farm High Road Thornwood <i>Mr Greg Knight</i>	Change of use from Ancillary B1/B8 type and conversion and extension of the Coach House to form a new residential dwelling.
The Parish Council has No Objection to this Application subject to the Historic Building Officer having no Objection.			
3	EPF/0079/17 <i>Sukhvinder Dhadwar</i>	Harvest Bassett Petrol Station 215 High Road North Weald <i>Cornwall Garage Group Ltd</i>	Raise canopy to Garage forecourt.
The Parish Council OBJECTS to this Application due to concerns with the canopy height and the effect that this have on the local residents, this would be visually intrusive on the street scene. By raising the canopy the lights would have an impact into the local residents properties.			
4	EPF/0082/17 <i>Graham Courtney</i>	5 Bluemans North Weald Bassett <i>Mr & Mrs Kelly</i>	Two storey side extension, two storey rear extension and single storey rear extension. New front porch. Demolition of existing outbuilding, and creation of new double garage. Widening of drive. Internal alterations.
The Parish Council OBJECTS to this application as it represents Overdevelopment , it would have an Overbearing impact on the street scene, it is dominant and out of keeping with the area. There are concerns with regard to the access to the site.			
5	EPF/0090/17 <i>Graham Courtney</i>	Glovers Farm Glovers Lane Hastingwood <i>Mr Roger Richards</i>	Minor material amendment application to application EPF/0284/15 (use of barn as single dwelling) to realign the proposed access.
The Parish Council has NO OBJECTION to this Application			

Members were advised that the Clerk had been notified that **Amended Plans** in relation to 21 Beamish Close, North Weald had been submitted, however they had been received too late to be placed on this Planning Agenda. Members reviewed the amended plans , and had NO OBJECTION to the Revised Plans.

b) Applications received for information only where comments are not normally accepted:

1	EPF/0131/17 DRC <i>Graham Courtney</i>	North Weald Golf Club Rayley Lane North Weald Bassett <i>Mr A Minter</i>	Application for Approval of Details Reserved by Condition 6 'hard and soft landscaping' on planning application EPF/0183/15 (Replacement of existing buildings with a three storey building to accommodate 20 no. apartments).
The Parish Council NOTES this Application			
2	EPF/3360/16 DRC	Land adjacent to Holly	Application for approval of details

	<i>Steve Andrews</i>	Cottage Woodside Thornwood <i>Mr Tom Salmons</i>	reserved by conditions 12 (surface water disposal), 13 (Phase 1 habitat study), 15 (hard and soft landscaping) and 16 (Tree Protection) of planning permission EPF/3027/15 (Erection of a two storey, four bedroom house with front and rear gardens and a single storey detached garage).
The Parish Council NOTES this Application			

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

P16.148 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

As per the schedule – NOTED.

P16.149 EFDC LICENCES

None Received.

P16.150 PLANNING CORRESPONDENCE

Members were advised of the following:

Essex County Council, Minerals & Waste Planning, Hastingwood Depot, London Road, Hastingwood, Harlow CM17 9LH. Confirmation that the site had been taken out of the Waste Plan. However members were advised that The site owner had made an application to establish a certificate of lawful use covering the existing activities and this was granted by the County Council in 2016 (all details are available online under application ref [ESS/39/16/EPF](#)). This enables the site to continue to operate as it does presently.

- b) Epping Forest District Council – Request for Pre-Application Planning Advice, North Weald Park, Land north and south of the A414, Rayley Lane, North Weald, Had been circulated to Members.

Members made the following comments :

There are no details of ACTUAL discussion that have been held with the following organisations:

Church – In relation to St Andrews School performance

Education Authority – In relation to Grammar Schools

Education Authority & Named Schools in relation to comments relating to St John's, King Harold, Ongar Academy, Davenant and other named Schools regarding their performances and quality of education and the Members of the Parish Council regard the comments as flippant

One Member felt that the document was written by a Salesman and was therefore not worthy of comments

The document was disjointed, the land did not form part of the local plan so it was never going to score highly

The land had already been submitted and rejected.

Comments should have been asked for from the NHS Clinical Commission Group.

If all the Organisations that it has been suggested have been consulted such as Epping and Ongar Railway, where are all the written reports from these organisations.

It states that the Golf Course is an Alien Landscape Feature . The Golf Course is as close to current natural form as you could get. It cannot be seen, as to how introducing built land form can be beneficial in terms of visual amenity.

All other comments will be made when and if a full application is submitted

P16.151 ANY OTHER MATTERS RELATING TO PLANNING

There were no other matters relating to planning.

Meeting Closed: 19.58.

Signed Date