



MINUTES

Meeting: PLANNING

Date: 7th December 2015

Time: 7.00 PM

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

PRESENT:

Councillors (7) B Clegg (Chairman), B Bartram, G Mulliner, C Hawkins, A Buckley, T Blanks, Mrs E Godwin-Brown*, Mrs S Jackman, MBE, R Spearman, B Eldridge

Also In Attendance But Not Part of this Committee (1) Councillor Mrs A Grigg

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)

P15.120 APOLOGIES FOR ABSENCE (3)

NOTED that apologies for absence had been received from Councillors Stallan#, Adams and Tyler.

Not on this Committee

P15.121 OTHER ABSENCES (0)

None Necessary

P15.122 DECLARATIONS OF INTEREST

Cllr R Spearman Declared an interest in any item relating to the local plan.

P15.123 CONFIRMATION OF MINUTES

The minutes of the meeting held on 16th November 2015 had been circulated and were confirmed as a true record by Members.

P15.124 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were two Representations from the Members of the Public present.

P15.125 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/2677/15 <i>Robin Hellier</i>	1 Hill House High Road Thornwood OCA UK LTD	TPO/EPF/18/89 (T1) Ash Tree – Fell to ground level and treat stump.
The Parish Council has NO OBJECTION subject to the Tree Officer deeming the work necessary			
2	EPF/2686/15 <i>Graham Courtney</i>	44 Thornhill North Weald <i>Miss Victoria Edgar</i>	Demolition of single storey side extension and erection of 1 no. two storey, three bedroom, end of terrace house.
The Parish Council has NO OBJECTION to this application subject to it conforming to the relevant highway conditions			

3	EPF/2498/15 <i>James Rogers</i>	Ivydene Foster Street North Weald Bassett <i>Mr Andrew Clements</i>	Construction of a UPVC framed glass roof conservatory to the rear of the property.
The Parish Council has NO OBJECTION to this Application			
4	EPF/2716/15 <i>James Rogers</i>	Field adj to Horse Shoe Farm London Road North Weald <i>Padfield (Hayleys) Ltd</i>	To erect a steel portal framed agricultural chemical sprayer cover and chemical store. Lean-to off one end.
<p>The Parish Council continues to OBJECT to this Application due to the size of the proposal, the building does seem to be Oversized, and it does seem to be Overdevelopment and a building of this size does not seem to be necessary. Could a building half the size be utilised.</p> <p>The Parish Council understands that there is advice available from DEFRA and Natural England in relation to the designs and sizes which are necessary and relevant to house Agricultural Chemical Sprayers and ask District Council to seek this advice, thereby ensuring that it is available to Members of the District Council at the Plans East Committee.</p> <p>Concern has been raised at the inability to contact the authors of this advice at DEFRA.</p> <p>The proposal is close to the B1393, and also very close to a pond and a residential dwelling, a childrens nursery and a Haulage business and the Council feel that you would be moving the problems from one site to another.</p> <p>This Council would also like to know that there would be a 100% guarantee that no chemical spray / water or chemical residue /aerosol spray, would enter into the soil / watercourse run off / into the outside air from the actions carried out in any building.</p>			
5	EPF/2755/15 <i>Steve Andrews</i>	32 Tempest Mead North Weald Bassett <i>Mr Paul Kelly</i>	Ground floor linked side extension.
The Parish Council has NO OBJECTION to this application			
6	EPF/2764/15 <i>James Rogers</i>	8 Queens Road North Weald Bassett <i>Mr Baxter</i>	Single storey rear extension, garage conversion and first floor rear extension (Revised application to EPF/1939/15).
The Parish Council Continues to OBJECT to the first floor element of this application on the basis of overdevelopment, as well as the installation of the Oriel window to the side of the property which would result in a loss of amenity and privacy for the adjacent property.			
7	EPF/2721/15 <i>James Rogers</i>	23 Brookfield Weald Hall Lane North Weald <i>Mr Brian Watts</i>	First floor side extension over existing garage.
The Parish Council it has no other alternative but to OBJECT to this application as the description states First floor side extension over Garage, but the photos show and plans do not show a garage but a room and the side extension is over a room and not a garage, therefore the Parish Council is Objecting due to insufficient and incorrect information.			
8	EPF/2859/15 TRE <i>Robin Hellier</i>	2 Wellington Road North Weald <i>Ms Alex Gozna</i>	TPO/EPF/25/82/T6 – Horse Chestnut. Crown thin by 20%.
The Parish Council has NO OBJECTION subject to the Tree Officer deeming the work necessary			

Applications for Noting

No	Application Number	Location	Proposal
1	EPF/2698/15 DRC <i>Jane Gravelle</i>	Blakes Golf Club Epping Road North Weald <i>Blakes Leisure Ltd</i>	Application for Approval of Details Reserved by condition 8-12 'Contaminated Land' on planning application EPF/2880/14 (Application for the importation of topsoil and compost to improve the land quality of the existing driving range and for the use of the land as a driving range and for the purposes of foot golf).
NOTED			
2	EPF/2731/15 DRC <i>Jill Shingler</i>	Rear of Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Application for approval of details reserved by condition 4 'flood risk assessment' and 9 'wheel washing' on planning application EPF/1393/15 (Erection of one dwelling to rear of Leader Lodge).

NOTED			
3	EPF/2828/15 CLD <i>Mavis Bird</i>	56 Weald Hall Lane North Weald Bassett <i>Mrs Joyce Raggett</i>	Certificate of Lawful Development for proposed rear extension.
NOTED			
4	EPF/2788/15 DRC <i>Steve Andrews</i>	Chestnut Cottage Woodside Thornwood <i>Mr K Sestokas</i>	Application for approval of details reserved by condition 3 'Details of Surface Water Disposal of planning permission EPF/1956/15 (Replacement garage and shed).
NOTED			

P15.126 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Members were advised of the following decisions:.

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

Application Number	Location	Proposal
EPF/0948/15 <i>Steve Andrews</i>	151 High Road North Weald Bassett <i>Mr Nick Gonnella</i>	(i) Retention of front pillars on driveway. (ii) Erection of electric gates.
EPF/1393/15 <i>Jill Shingler</i>	Rear of Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Erection of one dwelling to rear of Leader Lodge.
EPF/1435/15 <i>James Rogers</i>	16 Woodfield Terrace Thornwood <i>Mrs Yolanda Brabben</i>	Side railings.
EPF/1644/15 <i>Dominic Duffin</i>	North Weald Play Area North Weald <i>Mr Adrian Petty</i>	1 x 6m galvanised steel column for mounting of CCTV cameras and control equipment.
EPF/1776/15 <i>Steve Andrews</i>	24 Thornhill North Weald Bassett <i>Mr Mark Romain</i>	Single storey front extension and single storey rear extension.
EPF/1779/15 <i>James Rogers</i>	9 Bassett Gardens North Weald Bassett <i>Mr A Khan</i>	Erection of two pitched roof dormers to front roof slope.
EPF/1943/15 <i>James Rogers</i>	227 High Road North Weald <i>Mr Paul Sage</i>	Single storey rear extension.
EPF/1843/15 <i>James Rogers</i>	Unit 6 Phoenix House Hastingwood Road Hastingwood <i>Miss Louise Segui</i>	Change of use of unit 6 Phoenix House from B1 (office) to D1 Sui Generis Holistic Therapy Centre to be open 08.00 am to 21.00 pm Monday to Friday and 10.00 and 14.00 Saturday, Sunday and Bank Holidays.
EPF/1956/15 <i>Steve Andrews</i>	Chestnut Cottage Woodside <i>Mr K Sestokas</i>	Replacement garage and shed.
EPF/1917/15 <i>Graham Courtney</i>	42 High Road North Weald <i>Mr Anil Nathan</i>	Change of use of dwelling together with single storey link & rear extension to form part of existing veterinary centre.

b) Applications on which the Parish Council had no objections where permission has been **REFUSED**.

Application Number	Location	Proposal
EPF/0862/15 <i>Steve Andrews</i>	244 High Road North Weald Bassett <i>Mr S. Z. Qadri</i> <i>Mrs Amna Qadri</i>	Erection of two storey part single storey side extension.
EPF/1643/15 <i>James Rogers</i>	208 High Road North Weald <i>Ms Lesley Gardner</i>	Single storey rear and side extension.

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

Application Number	Location	Proposal
EPF/1339/15 <i>Steve Andrews</i>	45 Upland Road Epping Upland <i>Mr Mumin Ali</i>	Demolition of existing dwelling and construction of a new replacement dwelling.
EPF/1811/15 <i>Graham Courtney</i>	Newhouse Farm Vicarage Lane North Weald <i>Mr Andrew Kerr</i>	Minor material amendment to planning application EPF/0834/12 (Erection of 50kW microgeneration wind turbine with a tower height of 25m and blade diameter of 19m) to provide different turbine with a 2.1m higher tip height.

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

Application Number	Location	Proposal
EPF/1283/13 <i>Graham Courtney</i>	9 Duck Lane Thornwood <i>Isabel Alldis</i>	Provision of hardstanding for agricultural vehicles and machinery, construction of farm access track and re-contouring of land
EPF/1291/15 <i>James Rogers</i>	70 Weald Bridge Road North Weald Bassett <i>Mr Paul Wilsher</i>	First floor side extension above existing ground floor side extension.
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.
EPF/1818/15 <i>James Rogers</i>	Field adj to, Horse Shoe Farm London Road North Weald <i>Padfield (Hayleys) Ltd</i>	Agricultural chemical sprayer and chemical store as a steel portal frame with a lean-to off one end.
EPF/1440/15 <i>Dominic Duffin</i>	Rear of 21 Princes Close North Weald <i>Mr A Mellows</i>	Erection of single storey dwelling.
EPF/1536/15 <i>Graham Courtney</i>	North Weald Golf Club Rayley Lane North Weald Bassett <i>North Weald Grove Limited</i>	Replacement of existing buildings with three storey building to accommodate 20 no. apartments (resubmission of EPF/0183/15).
EPF/1737/15 <i>Dominic Duffin</i>	94 – 96 High Road North Weald Bassett <i>Michael Osborne</i>	Proposed 1no. 2 bed flat and 1no. 1 bed flat in existing roof of the property and front, rear and side dormer and raised ridge height level to rear roof.

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

Application Number	Location	Proposal	Decision
EPF/0951/15 DRC <i>Jill Shingler</i>	Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Application for approval of details reserved by condition 3 "drainage measures", condition 4 "landscaping plan", condition 5 "protection measures" for EPF/2814/14 – 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.	Details Partially Approved
EPF/1821/15 DRC <i>Dominic Duffin</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Mr Paul Plummer</i>	Application for approval of details reserved by conditions 3 'materials', 5 'landscaping', 12 'gas protection', 16 'wheel	Details Approved

		washing', 17, 20 'surface and foul drainage' and 24 'levels' on planning application EPF/1581/14 (Demolition and cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EPF/0109/14).	
EPF/1951/15 DRC <i>Graham Courtney</i>	Land r/o 59-61 High Road North Weald <i>Mr Norman Gill</i>	Application for approval of details reserved by conditions 3 'materials', 8 'flood risk', 9 'tree protection' and 11 'hard and soft landscaping' on planning application EPF/1891/13 (Erection of bungalow. (Revised application)).	Details Approved
EPF/1959/15 DRC <i>Jane Gravell</i>	Land r/o 59-61 High Road North Weald <i>Mr Norman Gill</i>	Application for approval of details reserved by conditions 8 'contamination' and 9 'contamination phase II' on planning application EPF/2332/14 (Demolition of existing buildings, erection of two three bedroom semi-detached houses and one three bedroom detached bungalow, provision of driveway, parking spaces, turning areas, landscaping and boundary treatment).	Details Approved
EPF/1982/15 CLD <i>Steve Andrews</i>	8A Park Close North Weald Bassett <i>Mr Richard Ballard</i>	Certificate of Lawful Development for proposed loft conversion.	Lawful
EPF/1983/15 DRC <i>Jane Gravell</i>	Dudley Lodge Hastingwood Road North Weald Bassett <i>Mr Paul Plummer</i>	Application for approval of details reserved by conditions 8 'phase 2 investigation on planning application EPF/1581/14 (Demolition and cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EP/0109/14).	Details Approved
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	Details Approved

		create 62 additional parking spaces).	
EPF/2194/15 PDE <i>Jill Shingler</i>	Little Esgors Farmhouse High Road Thornwood <i>Mr Ian Padfield</i>	Prior approval application for proposed 6.075m single storey rear extension, height to eaves 2.31m and maximum height 4m	Prior Approval Not Required
EPF/2209/15 PDE <i>Jill Shingler</i>	79 Beamish Close North Weald Bassett <i>Mr & Mrs Peter Fox</i>	Prior approval application for proposed 3.425m single storey rear extension, height to eaves 2.61m and maximum height 3.58m	Prior Approval Not Required
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 cessation of existing commercial use and replacement with 3 no. detached two storey four bedroom residential properties. (Amended application to EPF/0109/14).	Details approved

P15.127 EFDC LICENCES

- a) Renewal of Street Trading Consent: Mr I Polat, Hurricane Way, North Weald
The Clerk has received a copy of the above application form. As this is a renewal, there is no requirement to provide a plan or references as with the first application. Comments are required by 10th December 2015.
- b) **Consultations** – None received

P15.128 PLANNING CORRESPONDENCE

The Clerk advised Members has received the following correspondence from Epping Forest District Council:-

- a) EPF/2253/15
Address: 2 Forest Cottages, Woodside, Thornwood, Epping, Essex CM16 6LG
Proposal: Grade II listed building application for repairs to fire damage roof.
The application has been withdrawn by the applicant.
- b) EPF/2220/15
Address: Chase Farm, Vicarage Lane, North Weald Bassett, Epping, Essex CM16 6AL
Proposal: Change of use of bungalow to Class B1(A) office use.
The application has been withdrawn by the applicant.
- c) EPF/2221/15
Address: Chase Farm, Vicarage Lane, North Weald Bassett, Epping, Essex CM16 6AL
Proposal: Retention of use of land for parking and access associated with units 42 & 44.
The application has been withdrawn by the applicant.
- c) High Road , North Weald. Members voiced their concerns regarding the building works on the old Print Works, and the use of heavy plant accessing the site. The Clerk would contact both Highways and EFDC to find out whose responsibility it falls under.

