



MINUTES

Meeting: PLANNING

7th January 2019

Time: 7.00pm

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

PRESENT:

Councillors: (9) B Clegg (Chairman), A Buckley, G Mulliner, B Bartram
R Spearman, A Tyler, Mrs S Jackman, MBE, M Stroud, Cllr Eldridge

Also Present: (3) *Cllrs Mrs A Grigg, N Bedford, County Cllr A Jackson **
Not Part of this Committee

- **For Part of the meeting*

Officers in Attendance (2)

Susan De Luca – Clerk to the Council
Jo Tyler - Senior Administrative Officer

Members of the Public (2*)

Members of the Press (1)

P18.124 APOLOGIES FOR ABSENCE (3)

Apologies had been received from Cllrs Mrs Elaine Godwin-Brown, Dave Stallan, Terry Blanks

P18.125 OTHER ABSENCES (0)

P18.0126 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P18.127 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 3rd December 2018 had been circulated one amendment was made these were subsequently **AGREED** and signed as a true record of the previous meeting.

P18.128 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representations from Members of the Public.

P18.129 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0671/18 <i>Sukhvinder Dhadwar</i>	Land at North Weald Airfield High Road North Weald Bassett <i>EFDC Estates Department</i>	Change of use to allow parking of vehicles on the land.
The Parish council has NO OBJECTION to this Application			
2	EPF/0672/18	Land at North Weald	Change of use to allow parking of

	<i>Sukhvinder Dhadwar</i>	Airfield High Road North Weald Bassett <i>EFDC Estates Department</i>	vehicles on the land.
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The Parish council has NO OBJECTION to this Application

3	EPF/3199/18 <i>Alastair Prince</i>	94 Blenheim Square North Weald Bassett <i>Mr & Mrs Steele</i>	Erection of part replica roof tiled part glazed roof, single storey rear extension.
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The Parish Council OBJECTS to this Application. We agree with EFDC Landscape Team in their objection regarding the TPO on the Sycamore Tree and Policy LL10 regarding Adequacy for the provision of landscape retention. “The proposed development, due to the proximity to the sycamore tree in the rear garden, fails to take into account the potential impact on a protected tree since it would put undue pressure on the future removal and/or reduction of this tree, contrary to the guidance contained within the National Planning Policy Framework and policy LL10 of the adopted Local Plan and Alterations.”

The Justification for this is that the sycamore tree which is within the rear garden of this property is protected by a Tree Preservation Order.

The District Council has a statutory duty to consider the preservation and planting of trees when granting planning permission, and the Local Plan Policies support this duty. Whilst a limited amount of tree related information has been provided, it falls short of what is required as per the guidance within BS 5837:2012 “Trees in relation to design, demolition and construction –

The Parish Council SUPPORTS the Recommendations of EFDC Landscape Team which are

“The garden is significantly dominated by the presence of the sycamore tree, which is situated roughly to the east of the rear of the house. The rear extension would be positioned outside but close to the canopy spread and therefore would cause overshadowing for much of the morning. “

Recommendations within BS5837:2012 (section 5.3.4) state that “A realistic assessment of the probable impact of any proposed development on the trees and vice versa, should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements. To maximise the probability of successful tree retention, the following factors should be taken into account during the design process....” Also section 5.3.4 d - future pressure for removal - states that “The relationship of buildings to large trees can cause apprehension to occupiers or users of nearby buildings or spaces, resulting in pressure for the removal of the trees. Buildings and other structures should be sited allowing adequate space for a tree’s natural development, with due consideration given to its predicted height and canopy spread.” And section 5.3.4 e – seasonal nuisance – comments that “.....accumulation of honeydew can be damaging to surfaces and vehicles.” Sycamore trees can produce large amounts of honeydew. We consider that these issues are pertinent to this application and the proposal would be likely to give rise to pressure to reduce or fell the tree to allow for the future enjoyment and use of the property”

We also ask that if Permission is Granted that there be no access for any vehicles undertaking works for this proposal to this property via Beaufort Close and this be placed on and approval as a Condition.

- 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
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1	EPF/3075/18 CLD <i>Alastair Prince</i>	12 Pike Way North Weald Bassett <i>Mr David Cooper</i>	Application for a Lawful Development Certificate for proposed loft conversion with hip to gable roof, rear dormer & x3 roof lights to front elevation.
NOTED			
2	EPF/3055/18 <i>Shannon Murphy</i>	Norway House Epping Road North Weald Bassett <i>John Hayes</i>	Application for approval of details reserved by condition – conditions 6 and 7 of EPF/0283/18 ‘wheel washing’ and ‘construction method statement’ (Erection of 3 modular pods to provide homeless accommodation for 6 persons (2 per pod) and 1 storage pod, together with associated modification of existing hard standings, parking spaces and landscaping).
NOTED			

P18.130 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** the Decisions had been received from Epping Forest District Council.

P18.131 EFDC LICENCES

Members **NOTED** the following Licences that had been received from EFDC the results of which are below.

a) Applications

i) Renewal of Street Trading Consent, Hurricane Way, North Weald

Councillors are asked to **RATIFY** the decision that the Parish Council had no objection to the renewal of the Street Trading consent in relation to the above mentioned application.

Member **RATTIFIED** this Decision.

ii) New Application

Epping Service Station (Rocky) formerly MR Garage Ltd, High Road, Thornwood Common, Epping, Essex CM16 6LZ

New application on the former site of MR Garage Ltd. It is for a convenience shop located on a petrol forecourt site. The former licence in the name of MR Garage Ltd no longer exists as the company is dissolved.

The application is for the Sale of Alcohol: Monday to Sunday 24 hours 00.00 – 24.00 off sales only. Late Night Refreshment: Monday to Sunday 23.00 – 5.00am
Opening times of the premises is Monday to Sunday 00.00 – 24.00 24 hours.

Member had **NO OBJECTION** to this Application.

P18.132 PLANNING CORRESPONDENCE

Members were advised that the following appeal has been received by Epping Forest District Council:-
The Clerk would

Application No:	EPF/3258/17	Location:	Glovers Farm Barn
Applicant Name:	Mr Roger Richards		Glovers Lane
Officer:	Alastair Prince		Hastingwood
			Essex CM17 9LA

Details of Appeal: New vehicular access off Hastingwood Road

Appeal Received: 20 Dec 2018

Appeal Type: Written Representations

Reason for Appeal: Against a Refusal

Reference: 18/3205852

P18.133 ANY OTHER MATTERS RELATING TO PLANNING

The Chairman of the Meeting gave Members updates on the following items:

- a) The Gypsy and Travellers Camp Site at Woodside and outstanding enforcement action.
- b) The Lagoon at Hayley's Farm and the number of vehicles that are accessing the site via Upland Road together with the types of odours that are emanating from the site.

Meeting Closed: 7.30PM

Signed Date