



MINUTES

Meeting: PLANNING

Date: 7th March 2016

Time: 7.00 PM

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

PRESENT:

Councillors (11) B Clegg (Chairman), B Bartram, G Mulliner, C Hawkins, A Buckley, T Blanks, Mrs S Jackman MBE, B Eldridge, Mrs E Godwin Brown, Mrs A Grigg, R Spearman

Officers in Attendance (2)

Adriana Jones – Principal Financial & Administrative Officer (Meeting Clerk)
Jo Tyler – Senior Administrative Officer

Members of the Public (5)

Members of the Press (1)

P15.156 APOLOGIES FOR ABSENCE (4)

NOTED that apologies for absence had been received from Cllrs Mrs D Adams, D Stallan, Tyler and Bedford.

P15.157 OTHER ABSENCES (0)

None Necessary

P15.158 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P15.159 CONFIRMATION OF MINUTES

The minutes of the meeting held on 15th February 2016 had been circulated and were confirmed as a true record by Members.

P15.160 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were five Members of the Public present, who would be invited to address the Committee under the relevant agenda items.

P15.161 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0238/16 <i>Steve Andrews</i>	163 High Road North Weald Bassett <i>Dr Peter Bolton</i>	Single storey rear extension and new mono-pitched roof to existing side extension.

*The Parish Council has **NO OBJECTION** to this application*

b) Applications which had been received for **information only** and where comments are not normally accepted.

No	Application Number	Location	Proposal
1	EPF/0239/16 DRC <i>Mavis Bird</i>	41 Tempest Mead North Weald Bassett <i>Mr Wayne Flegg</i>	Certificate of Lawful Development for proposed single storey rear extension.

NOTED			
2	EPF/0276/16 DRC <i>Graham Courtney</i>	11 School Green Lane North Weald Bassett <i>Mr D Hunt</i>	Application for Approval of Details Reserved by Condition 5 'flood risk assessment' and 6 'drainage details' on planning application EPF/2320/12 (Demolition of existing garage, erection of detached three bedroomed dwelling and formation of new vehicular access off School Green Lane).
NOTED			
3	EPF/0480/16 PDE <i>James Rogers</i>	37 Bassett Gardens North Weald Bassett <i>Woodberry Properties Ltd – Mr M Whetstone</i>	Prior approval for a 5.00 metre deep single storey rear extension, height to eaves 2.95 metres and overall height of 2.95 metres.
NOTED			

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

P15.162 DECISIONS BY EPPING FOREST DISTRICT COUNCIL - None Received.

P15.163 EFDC LICENCES

- a) **Licences** – None Received
b) **Consultations** – None received

P15.164 PLANNING CORRESPONDENCE

The Clerk has received the following notifications:-

- a) Planning Appeals

Application No: EPF/2517/14

Applicant Name: Anderson Design & Build & C.J. Pryor Ltd

Officer: Graham Courtney

Location: Land at Harlow Gateway South, A414 London Road
Harlow, Essex

Details of Appeal: Proposed development of Plot A for B1 (business) and B8 (storage and distribution) purposes by C.J. Pryor Ltd. See also linked enabling development proposals EPF/2518/14.

Appeal Received: 10-Feb-2016 **Appeal Type:** a Public Inquiry

Reason for Appeal: Against a Refusal **Reference:** 16/3143248

Application No: EPF/2518/14

Applicant Name: Anderson Design & Build & C.J. Pryor Ltd

Officer: Graham Courtney

Location: C.J. Pryor, Cecil House, Foster Street, Harlow, Essex
CM17 9HY

Details of Appeal: 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).

Appeal Received: 10-Feb-2016 **Appeal Type:** a Public Inquiry

Reason for Appeal: Against a Refusal **Reference:** 16/3143247

The meeting Clerk stated that the Parish Clerk had spoken with Epping Forest District Council who had suggested that the Parish Council may want to consider employing a Planning Barrister / Planning Consultant to represent them at this public inquiry. Councillors noted that public inquiries can sometimes be very intimidating, especially if one is cross examined. Councillors noted that the cost of engaging the services of a professional individual such as a Planning consultant could be extremely expensive, running into the tens of thousands of pounds. Cllr Mrs Godwin-Brown asked if all appeals would need to be dealt with by a Planning Consultant, to which the meeting Clerk stated this would not be the case, and that due to these specific applications, it is expected that planning Barristers would be appointed by both the appellant and the local planning authority. Councillors expressed their concern at what the potential cost of a Barrister / Consultant would be and whether or not this would be warranted. Cllr Grigg asked if the members of the public present would be attending the Public Inquiry. The Chairman invited the members of the public present for this agenda item to address the committee. A resident of Hastingwood Road ask for clarification with regard to the Committee's discussions in that did they feel the cost to employ a Barrister / Consultant was too expensive, or was it that they simply did not want to spend the money. The meeting Clerk stated that to-date, the Parish Council has objected in the strongest terms to these applications, however as the Parish Council is only a Statutory Consultee, they are not the responsible body for making the decision, and as such they have a responsibility to consider the amount of money it would cost and if they could justify this to the electorate.

Cllr Godwin-Brown asked if EFDC would be hiring a Barrister for the inquiry, to which Cllr Grigg confirmed they would have Counsel, and stated that having attended inquiries in the past, the Parish should be represented. Cllr Blanks stated that a Barrister would not be less than £500/hour.

After discussion it was **AGREED** that the meeting Clerk should obtain estimate costings of how much it would cost to employ a Barrister / Consultant to represent this Parish Council at the Inquiry, and that this should be on the next agenda for discussion / agreement. The representatives in the public confirmed they would be attending the Inquiry. The meeting Clerk reminded members that a written response would need to go to the Planning Inspectorate by 23rd March 2016,

Councillors noted that notification of an appeal reference EPF/215/15 had been received however this would be on the next agenda.

b) Essex County Council Consultation

Proposal for Strategic Development (transportation) and Community Infrastructure Pre-application Advice and Developer Contribution Enquiry Charges

The Clerk has received correspondence from Essex County Council, seeking views on the proposal to introduce charging for pre-application advice and developer contribution enquiries on Strategic Development (transportation) and Community Infrastructure.

c) Epping Forest District Council – Local Plan Members Workshop 28 January 2016

Attached to the agenda was a copy of the notes from the 28th January 2016, Local Plan Members workshop on High Quality Design, for Members perusal.

d) Joint Essex County Council & Southend-on-Sea Replacement Waste Local Plan: Pre Submission Draft

The Clerk attended a Parish Council Engagement Event held at Chelmsford on Tuesday, 1 March 2016, where it was confirmed that the site at Hastingwood had been removed, and no further allocated sites were near to this Parish.

P 15. 165 ANY OTHER MATTERS RELATING TO PLANNING

The meeting Clerk advised members that the following planning applications were on the Plans East Committee meeting for 9th March:

- EPF/2716/15 - Field Adj to Horseshoe farm, recommendation to Grant. PC Objected
- EPF/2764/15 - 8 Queens Road - Recommendation to grant - PC Objected

The Chairman invited a local resident to address the Committee with reference to EPF/2716/15. The resident gave members a summary of the history of the site and formally requested the Parish Council send a representative to the Plans East Committee meeting to support with her objection. After discussion, it was **AGREED** that Cllr Mrs Sheila Jackman would attend on behalf of the Parish Council and to support the resident with their objection.

Meeting Closed: 19.35

Signed Date