



MINUTES

Meeting: PLANNING

Date: 9th May 2016

Time: 7.00 PM

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

PRESENT:

Councillors (10) B Clegg (Chairman), B Bartram, G Mulliner, C Hawkins, A Buckley, Mrs S Jackman, MBE, R Spearman, T Blanks, A Tyler, B Eldridge

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Jo Tyler - Senior Administrative Officer

Members of the Public (6)

Members of the Press (1)

P15.194 APOLOGIES FOR ABSENCE (4)

NOTED that apologies for absence had been received from Cllrs Mrs A Grigg, N Bedford, D Stallan, Mrs E Godwin Brown.

P15.195 OTHER ABSENCES (1)

No Apologies had been received from Cllr Mrs D Adams

P15.196 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P15.197 CONFIRMATION OF MINUTES

The minutes of the meeting held on 18th April 2016 had been circulated one amendment was made after which these and were confirmed as a true record by Members.

P15.198 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were No Representations from Members of the Public.

P15.199 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0816/16 <i>James Rogers</i>	8 Queens Road North Weald Bassett <i>Mr Baxter</i>	Single storey rear infill extension and garage conversion.
The Parish Council has NO OBJECTION to this Application			
2	EPF/0845/16 <i>Graham Courtney</i>	59-61 High Road North Weald <i>Mr Norman Gill</i>	Application for variation of condition 11 'landscaping' on planning application EPF/1891/13 (Erection of bungalow. (Revised application)).
The Parish Council OBJECTS to this application as there was inadequate information in the planning application or within the attachments to enable this Council to make any other comment.			
3	EPF/0201/16 <i>Graham Courtney</i>	LMS Highways Rear of Vanwise Dept	Change of use of the land for the stationing of 2 x portable portakabins

		London Road <i>Mr Michale Calf</i>	stacked one on top of the other – 1 x office use, 1 x for crew room.
The Parish Council OBJECTS to this application as there was inadequate information in the planning application or within the attachments to enable this Council to make any other comment.			
4	EPF/0885/16 <i>Graham Courtney</i>	Blenheim Way North Weald Bassett <i>Epping Forest District Council</i>	Proposed 3 storey building with associated parking to provide storage, office, training rooms and joinery workshop.
<p>The Parish Council OBJECTS to this Application as the 32 parking spaces would be insufficient for the number of current workers expected to occupy the building. This would mean parking in residential roads, when there is already a problem with parking.</p> <p>Initial talks with Officers indicated that there would only be one access into the hub which would be via Merlin way, the plans show there are now two accesses one for office staff (cars) which is via Blenheim Way and one for other vehicles which is via Merlin Way. Members would not wish to see any additional traffic via Blenheim Way. Therefore are concerned at the access via Blenheim Way.</p> <p>There is concern that there would be working during unsocial hours which would generate traffic.</p> <p>A question was raised as to why it was not considered putting the hub on the airfield?</p> <p>Members Noted that the District Council would be willing to pass over an area of land as an Open Space to the Parish Council</p> <p>Members also commented that there had not been a Section 106 Agreement with the original Application for Housing on this development and this may be something that Members may wish to comment on further, at a later date.</p>			
5	EPF/0922/16 <i>James Rogers</i>	17 Tempest Mead North Weald Bassett <i>Mrs Tosha Juniper</i>	Single storey rear extension of an orangery. Creation of a front porch. Loft conversion to create a master bedroom and 2 front dormers.
The Parish Council has NO OBJECTION to this Application			
6	EPF/0983/16 <i>Nicola Dawney</i>	Saint Clements Vicarage Lane North Weald Bassett <i>Mr John Scott</i>	Timber framed office and store. (Revision to planning permission EPF/0269/14).
The Parish Council has NO OBJECTION to this Application, however it should be noted that the council is concerned as to the excessive number of parking spaces			
7	EPF/0988/16 <i>James Rogers</i>	Woodside North Weald Bassett <i>Mr Felix Nolan</i>	Permission is sought for one additional Static Caravan, one additional Touring Caravan on an existing Gypsy site, with two associated parking spaces, a security gate at the entrance to the site (with brick pillars and associated walls) together with a perimeter fence running adjacent to the boundary with the highways (on the inside of the existing hedges).
The Parish Council OBJECTS to this Application. The Council is concerned that it is retrospective in			

part. The site is in the Green Belt there the development is inappropriate as there are No Special Circumstances , the original application, as decided by the Planning Inspector, was determined on the very special circumstances of the proposed occupants. These circumstances have now been met, therefore there are no longer any Very Special Circumstances relative to this application. The Inspector clearly stated the site should be for a single pitch, this application would now see this double in size.

The site has inordinate drainage problems that can clearly be seen, and experienced by those who use the road, since the works to the site has commenced, with flooding occurring across half the main carriageway.

The Inspector has also made comment in his Appeal Decision relating to Drainage (Condition) and this Condition has not been fulfilled).

Destruction of hedges and plants have occurred.

Condition 14 of the permission granted under EPF/1993/13 states that prior to the first occupation of the development the access shall be provided in accordance with the details on drawing 12_529_003C, together with its sight splays (as shown on that drawing) of 2.4m by 70m to the west and 2.4m by 58m to the east. Those sight splays shall thereafter be kept clear of any obstruction greater than 600mm in height when measured from the access. By the Construction of the brick pillars (which have already been erected) these are **LESS** than 2.4 from when measured from the access, and are well in **excess** of 600mm in height. This therefore suggests a contravention of Highway Safety (as stated within the Planning Inspectorates appeal decision).

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

No	Application Number	Location	Proposal
1	EPF/0857/16 DRC <i>Steve Andrews</i>	Land to rear of Copper Beech Harlow Common <i>Mr & Mrs Steven & Tina Smithson</i>	Application for Approval of Details Reserved by Condition 3 'foul and surface water drainage', 4 'finishes', 5 'wheel washing', 7 'landscaping', 8 'tree protection', 14 'eco survey', 15 'hours of work', 16 'windows' and 17 'driveway' on planning application EPF/2338/15 (Proposed dwelling in lieu of existing commercial/horticultural outbuildings).
The Parish Council NOTES this Application			
2	EPF/0858/16 DRC <i>Jane Gravelle</i>	Land to rear of Copper Beech Harlow Common <i>Mr & Mrs Steven & Tina Smithson</i>	Application for Approval of Details Reserved by Condition 9 'phase 1 land contamination' on planning application EPF/2338/15 (Proposed dwelling in lieu of existing commercial/horticultural outbuildings).
The Parish Council NOTES this Application			
3	EPF/1072/16 PDE <i>Jill Shingler</i>	270 High Road North Weald <i>Mr Lewis Concardo</i>	Prior approval for proposed 8m deep single storey rear extension, height to eaves 3.9m and maximum height 3.9m

- b) **Applications received for information only where comments are not normally accepted. None received.**
- c) **To *CONSIDER* any other urgent planning applications received since the agenda was prepared. None received.**

P15.200 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Members were advised of the following decisions: - None received.

P15.201 EFDC LICENCES

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

P15.202 PLANNING CORRESPONDENCE

Members were advised of the following

- a) **Planning Appeal against a Refusal**

Appeal by: Mr David Kelly
Address: 5 Bluemans, North Weald Bassett, Epping, Essex CM16 6EU
Proposal: Construction of a 2 bed bungalow on the land adjacent to 5 Bluemans

Written Representations are required by no later than 24 May 2016.

Members agreed that the Clerk should inform the District Council that the Parish Council Support them in this Appeal.

Members NOTED the following two Appeal decisions:

- b) **Appeal Decision from The Planning Inspectorate**

Appeal Ref: APP/J1535/W/15/3134332

North Weald Golf Club, Rayley Lane, North Weald Bassett, Epping CM16 6AR

The appeal is allowed and planning permission is granted for the replacement of existing buildings with a three storey building to accommodate 20 no. apartments at North Weald Golf Club, Rayley Lane, North Weald Bassett, Epping CM16 6AR in accordance with the terms of the application, Ref EPF/0183/15, dated 27 January 2015, subject to conditions.

- c) **Appeal Decision from The Planning Inspectorate**

Appeal Ref: APP/J1535/W/15/3135158

Carpenters Arms, High Road, Thornwood, Epping, Essex CM16 6LS

The appeal is dismissed.

- d) **Happy Grow Garden Centre, Thornwood**

Members **NOTED** that Documentation had been received from Green Planning Studio Ltd advising that they are preparing an outline planning application for 16 dwellings at Happy Grow Garden Centre. A consultation leaflet has been distributed to 350 dwellings in Thornwood and the surrounding area of the site and they are currently in the process of public consultation for the planning application. Councillors were reminded that this is not a planning application and that Councillors should not fetter their discretion and therefore their ability to participate in planning decision-making for this Committee, the Clerk had circulated guidance on Fettering to all Members with this documentation

10. ANY OTHER MATTERS RELATING TO PLANNING

Camfaud Pumps – Cllr Spearman made comment on the swiftness of action taken at Camfaud Pumps in relation to a Planning Matter that he had brought up with the Company. Also he felt that they should be congratulated on the standard that they had carried out the work to their recent Planning Application.

Meeting Closed: 19.49.

Signed Date