



MINUTES

Meeting: PLANNING

3rd May 2022

Time: 7.30pm

Venue: HELD REMOTELY VIA ZOOM.

PRESENT:

Councillors: (7) B Clegg (Chairman), A Buckley, R Spearman, T Blanks, Mrs A Grigg, Mrs S Jackman MBE, Mrs P Etherington*

** for part of meeting*

Officers in Attendance (1)

Adriana Jones – Principal Administrative Officer (Meeting Clerk)

Members of the Public (1)

Members of the Press (1)

P21.113 APOLOGIES FOR ABSENCE (5)

Apologies received from Councillors Mulliner, Ms Wood, and A Tyler. Apologies had also been received from Cllrs Bedford and Mrs Hawkins, although they are not members of this Committee.

P21.114 OTHER ABSENCES (2)

Other absence of Cllr Stroud, and Cllr Irvine.

P21.115 DECLARATIONS OF INTEREST

None.

P21.116 CONFIRMATION OF MINUTES

Subject to one amendment put forward by Cllr Blanks in terms of wording under minute reference P21.112, the Minutes of the previous Planning Committee meeting held on 11th April 2022 were **AGREED** and signed.

P21.117 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

The Chairman welcomed a member of the public present concerning EPF/0777/22.

P21.118 PLANNING APPLICATIONS

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

b)	Application Number	Location	Proposal
1	EPF/0499/22 <i>Rhian Thorley</i>	23 Cunningham Rise North Weald Bassett Mrs Stevens	Application for a Lawful Development certificate of existing use of a garage.
The Parish Council finds this application to be UNLAWFUL , due to the fact that this Garage has been built forward of the front elevation of the main property, thus not complying with Permitted Development Rights legislation.			
2	EPF/0458/22 <i>Mohinder Bagry</i>	49 Beamish Close North Weald Bassett Mr George Tsakopiakos	Single storey rear extension with part first floor extension over. Proposed pitched roof extending from porch. Alteration of fenestration and rendering of front and rear elevations.

The Parish Council OBJECTS to this application. When viewed against the linear nature of this particular row of houses, the proposed additions seem incongruous and out of keeping with the style of the properties. In addition, the proposed double storey rear element of the proposal is overdevelopment and out of keeping with the area. The Parish Council also feels that to add render to the property would be out of keeping with the row of houses.			
3	EPF/0662/22 <i>Caroline Brown</i>	The Rosaries Harlow Common Hastingwood V Sharma	Proposed detached double garage including a storage area.
The Parish Council has NO OBJECTION to this application.			
4	EPF/0777/22 <i>Ian Ansell</i>	219 High Road North Weald Bassett Mrs Annette Aldridge-Allen	Conversion of existing integral garage to an appointment only medical skin clinic, (maximum patients per week = 10).
The Parish Council has NO OBJECTION to this application.			
5	AMENDED PLAN/DESCRIPTION EPF/2731/18 ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**	260 High Road North Weald	Demolition of existing detached chalet style dwelling and construction of two, 2 storey semi-detached dwellings.
The Parish Council original OBJECTION to this Application REMAINS as follows: These dwellings are not 2 storey dwellings as put forward but a 'play on words' - they are three storey dwellings which can clearly be seen from the plans. The proposed development is out of character with the street scene and with other properties in the area. It is overdevelopment due to the height and bulk and mass and frontal elevations. There is insufficient parking provision, and vehicles will need to reverse onto the main road as there is no turning available.			

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

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

No	Application Number	Location	Proposal
1	EPF/0606/22 <i>Loredana Ciavucco</i>	202A High Road North Weald Bassett Mrs Jaye Brown	Application for a Certificate of Lawful Development for a proposed loft conversion incorporating a rear dormer.
NOTED			
2	EPF/0778/22 <i>Graham Courtney</i>	66 High Road North Weald Bassett Nathan Building Consultants	Application to determine if prior approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 2.28 metres & a maximum height of 3.50 metres.
NOTED			
3	EPF/0759/22 <i>Rhian Thorley</i>	Popplewells Coachworks High Road Thornwood Mr Jeffrey Coward	Application for Approval of Details Reserved by Conditions 3"an assessment of the risks posed by any contamination" & 5"details and location of the parking spaces (including garages) " for EPF/3054/18. (Extension to Unit 2 to form a new self-contained unit for Class E (Offices), B2 and/or B8 uses

			including refurbishment of existing roof).
NOTED			

P21.119 DECISIONS BY EPPING FOREST DISTRICT COUNCIL.

None received. Councillor Spearman stated that it had been a long time since any planning decisions had been received, to which the Clerk confirmed she would look into this.

P21.120 EFDC LICENCES

- a) **Applications** – none received.
- b) **Consultations** – none received.

P21.121 PLANNING CORRESPONDENCE

The Clerk advised that there had been an update on the planning enforcement issue concerning the Taxi's and illegal waste dumping at Chase Farm, and invited Cllr Blanks to provide an update for Councillors. Councillor Blanks stated that the issue concerning Taxi's has been ongoing for some considerable time, reminding Councillors that the Taxi's were originally located in Thornwood, then moved to North Weald, according to EFDC to Chase Farm however this was incorrect as the Taxi's were located at Redricks Nursery and not Chase Farm. Cllr Blanks advised that he had himself witnessed the illegal dumping of waste on this site, and that the prior week he, the PFO and Cllr Bedford had met and discussed this issue, during which Cllr Bedford had stated that ECC had attended site and advised the dumping of waste should cease.

The Clerk stated that with regard to the Taxi's, she had formally written to EFDC asking why there was a significant time lapse of nearly 7 months between the refusal of planning permission and the issuing of an Enforcement Notice, and that as soon as she received a formal response, she would share this with the Council.

P21.122 ANY OTHER MATTERS RELATING TO PLANNING

None.

Meeting Closed: 8.45pm

Signed Date