



## MINUTES

**Meeting:** PLANNING

23 August 2023

**Time:** 6.45pm

**Venue:** PARISH HALL, THORNWOOD

**PRESENT:**

**Councillors:** (6) B Clegg, Chairman, S Hawkins, Mrs S Jackman, MBE P Etherington, C. Kinnear, T Blanks

**Officers in Attendance (2)**

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

**Members of the Public (1)**

**Members of the Press (1)**

**P22.112 APOLOGIES FOR ABSENCE (6)**

Councillors, A Buckley , M Stroud, R Spearman, A Irvine, N Bedford. D Wood

**P22.113 OTHER ABSENCES**

None.

**P22.114 DECLARATIONS OF INTEREST**

Nil

**P22.115 CONFIRMATION OF MINUTES**

The Minutes of the previous Planning Committee meeting held on 19<sup>th</sup> July 2023 had been circulated. These were **AGREED** and signed as a true record of the previous meeting.

**P22.116 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

There was ONE Representation from a Member of the public in person in relation to Planning Application EPF/ 1659/23 on the Agenda.

**P22.117 PLANNING APPLICATIONS**

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

No	Application Number	Location	Proposal
1	EPF/1659/23 <i>Ian Ansell</i>	Rosario High Road Thornwood	Condition 3 - Prior to commencement of the development, details of the layout, scale and appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to the Local Planning Authority for approval before the expiration of three years from the date of this permission, and the development shall be carried out in accordance with the details so approved.

			Reason: To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended).
<p>Members of The Parish Council made the following comments and questions and would like to have responses to these comments and questions in order to discuss this application again at their next planning meeting. We would ask that no decision be taken until these responses are received. The questions and concerns are as follows:</p> <ul style="list-style-type: none"> <li>• Concern at only One ingress and egress to the development – is this sufficient for this number of homes and for emergency vehicles to access the development</li> <li>• Concern at the lack of parking where the proposed flats are in the centre of the development, the lack of parking could mean that there would be parking on the road which would not leave enough room for emergency vehicles to pass safely</li> <li>• The Parish Council believe the parking spaces for visitor parking should be increased and also spread more evenly over the development</li> <li>• The 30moh speed limit should be from the beginning of Thornwood Common and go all the way up to the Cross Keys</li> <li>• Concern at the Amount of Traffic that will go in and out of the development – is there a recent traffic count that has been undertaken by Highways</li> <li>• Will the drainage be able to cope with the volume of surface water especially the drainage coming from the development which will go into an old Victorian culvert</li> <li>• The PC would like the Pedestrian crossover to be improved</li> <li>• Is their enough amenity space for gardens</li> <li>• Are their traffic figures for The Plain at Epping – have they been taken into consideration</li> <li>• Could any of the large Open space be looked at to see if a few more parking spaces or additional laybys could be created</li> <li>• The Parish Council would like confirmation and sight of the latest traffic figures for both the immediate area of the road outside the development and also for The Plain at Epping together with confirmation that these will have been taken into account with the increases in traffic movements coming from the imminent Latton Priory and North Weald Vistry developments.</li> </ul> <p>The Parish Council would wish to speak at a Plans East Committee.</p>			
2	EPF/1205/23 Kelly Sweeney	Bramleys Foster Street Hastingwood	New dormer bungalow utilizing existing access
<p>The Parish Council OBJECTS to this Application on the grounds of Over Development by its Mass and Bulk, the proposal is in the Green Belt, Damage to Trees and hedgerows on the site. Concern that as this is meant to be an Annexe why would this be on a separate title, therefore it is not really an Annexe but a new property being built in the green belt. If EFDC is minded to grant then its use should be ancillary to the main property.</p>			
3	EPF/1272/23 <i>Nathaniel Raimi</i>	92 Weald Bridge Road North Weald Bassett	Variation of condition 2 'plan nos' and condition 3 'materials' on planning permission EPF/0120/23 (Rear / Side Extension and Loft Conversion)
The Parish Council has NO OBJECTION to this Application			
4	EPF/1626/23 <i>Alastair Prince</i>	Latton Priory Farm London Road Hastingwood	Renewal of farm tracks to hardcore.
The Parish Council has NO OBJECTION to this Application			
5	EPF/1597/23 <i>Caroline Brown</i>	10 Vicarage Lane North Weald Bassett	Two hip to gable conversion complete with clipped hip to top junction. Rear catslide dormer to facilitate new first floor bedrooms and associated bathroom / en-suite.
<p>The Parish Council OBJECTS to this Application on the grounds that it is out of keeping with the Street Scene, and due to its Mass and Bulk it is overpowering in the street scene and detrimental to the amenity of neighbouring residents.</p>			

6	EPF/1793/23 <i>Robin Hellier</i>	25 Upland Road Epping Upland	TPO/EPF/46/01  T1: Ash - Crown reduce by up to 3m, as specified. Selective reduction of lower limbs, as specified.
The Parish Council has NO OBJECTION to this work being carried out subject to the tree officer deeming the work necessary			

**b) Applications received for information only where comments are not normally accepted (these are copied exactly as they appear on EFDC's Weekly Lists).**

No	Application Number	Location	Proposal
1	EPF/1829/23 <i>Ian Ansell</i>	Rosario, High Road, Thornwood, Epping, CM16 6LU	Application for approval of details reserved by condition 7 'Construction Method Statement' on planning permission EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes)
The Parish Council NOTES this Application but please see comments in relation to EPF/1659/23 above			
2	EPF/1832/23 <i>Ian Ansell</i>	Rosario, High Road, Thornwood, Epping, CM16 6LU	Application for approval of details reserved by condition 8 'Contaminated Risk Assessment' on planning application EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes)
The Parish Council NOTES this Application but please see comments in relation to EPF/1659/23 above			
3	EPF/1833/23 <i>Ian Ansell</i>	Rosario, High Road, Thornwood, Epping, CM16 6LU	Application for approval of details reserved by condition 9 'Tree Protection/Arboricultural Method Statement' on planning permission EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes)
The Parish Council NOTES this Application but please see comments in relation to EPF/1659/23 above			
4	EPF/1830/23 <i>Ian Ansell</i>	Rosario, High Road, Thornwood, Epping, CM16 6LU	Application for approval of details reserved by condition 10 'Surface Water Disposal' on planning permission EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping,
The Parish Council NOTES this Application but please see comments in relation to EPF/1659/23 above			
6	EPF/1840/23 <i>Ian Ansell</i>	Rosario, High Road, Thornwood, Epping, CM16 6LU	Application for approval of details reserved by condition 18 'Boundary Treatments' on EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping,

			community orchard, new access, parking and circa 1.9 ha of public open space)
The Parish Council NOTES this Application but please see comments in relation to EPF/1659/23 above			
5	EPF/1807/23 <i>Kie Farrell</i>	Thornwood Common Service Station, High Road, Thornwood Common, Epping, CM16 6LX	Application for approval of details reserved by condition 4 'Verification report' and condition 8 'Litter Strategy' on planning approval EPF/1601/22 (Installation of Greggs pod type building within curtilage of existing service station)
The Parish Council NOTES this Application and is pleased to see there is now a Litter strategy in place.			

#### **P22.118 DECISIONS BY EPPING FOREST DISTRICT**

Members ***NOTED*** the decisions received from Epping Forest District Council which had previously been circulated.

#### **P22.119 EFDC LICENCES & CONSULTATIONS**

Nil.

#### **P22.120 ANY OTHER MATTERS RELATING TO PLANNING**

Nil

Meeting Closed: 8.19pm

Signed ..... Date .....