



# NORTH WEALD BASSETT

## PARISH COUNCIL

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*Clerk to the Council*  
Susan De Luca

4 May 2016

### TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby invited to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Monday, 9 May 2016 in The Library, High Road, North Weald at 7.00 pm** to transact the business shown in the Agenda below.

Susan De Luca

### Clerk to the Council

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## AGENDA

#### 1. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

#### 2. OTHER ABSENCES

To **NOTE** any absences for which no apology has been received.

#### 3. DECLARATIONS OF INTEREST

To **RECEIVE** any Declarations of Interest by Members

*A Member with a personal interest in a matter must consider whether it is a Disclosable Pecuniary, Non Pecuniary or Other Pecuniary Interest, and declare it accordingly. A*

*Member who is unsure as to how to declare their interest should seek independent advice.*

#### 4. CONFIRMATION OF MINUTES

To **CONFIRM** the minutes of the meeting held on 18 April 2016, attached at **APPENDIX 1**.

#### 5. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

*In accordance with procedure, no speaker shall be heard unless he/she has given the Clerk notice of intention to speak by 2.00pm on the day preceding the meeting; no more than two members of the public may speak on any one application; there is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.*

**6. PLANNING APPLICATIONS** 

To **CONSIDER** the following applications, received for the week ending 29 April 2016.

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.
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583595">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583595</a>			
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)).
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583637">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583637</a>			
3	EPF/0201/16 <i>Graham Courtney</i>	LMS Highways Rear of Vanwise Dept London Road <i>Mr Michale Calf</i>	Change of use of the land for the stationing of 2 x portable portakabins stacked one on top of the other – 1 x office use, 1 x for crew room.
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=582141">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=582141</a>			
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.
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583680">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583680</a>			
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.
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583735">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583735</a>			
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).
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583894">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583894</a>			
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).
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583933">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583933</a>			

b) Applications received for **information only** where comments are not normally accepted. None received.

No	Application Number	Location	Proposal
1	EPF/0857/16 DRC <i>Steve Andrews</i>	Land to rear of Copper Beech Harlow Common <i>Mr &amp; Mrs Steven &amp; 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).
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583649">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583649</a>			
2	EPF/0858/16 DRC <i>Jane Gravelle</i>	Land to rear of Copper Beech Harlow Common <i>Mr &amp; Mrs Steven &amp; 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).
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583650">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=583650</a>			
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
To view link: <a href="http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=584133">http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=584133</a>			

c) To **CONSIDER** any other **urgent** planning applications received since the agenda was prepared.

## 7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

Councillors are reminded to contact the Parish Office **prior** to the meeting should any copies of decisions be required.

### a) Applications on which the Parish Council had no objections where permission has been **GRANTED** (with conditions).

Application Number	Location	Proposal
EPF/0037/16 <i>Nicola Dawney</i>	Timbertop Harlow Common North Weald <i>Mr Raymond Farrell</i>	First floor rear extension. Room in the roof space with roof lights and dormer Windows. Front elevation alterations. Detached garage to front.
EPF/3269/15 <i>Steve Andrews</i>	Shonks Farm Mill Street North Weald <i>Mrs Rolfe</i>	Proposed new vehicular access
EPF/2296/15 <i>James Rogers</i>	1 The Poultons Woodside North Weald Bassett <i>Ms Katerina Kitsiou</i>	New dropped kerb.
EPF/3115/15 <i>James Rogers</i>	15 Vicarage Lane North Weald <i>Mr Victor Halls</i>	Single storey side and rear extension.
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.

### b) Applications on which the Parish Council had objections (and/or raised comments) where permission has been **REFUSED**.

Application Number	Location	Proposal
EPF/2460/15 <i>Jill Shingler</i>	171 High Road North Weald Bassett <i>Mr Chris Trussell</i>	Outline planning application with some matters reserved for demolition of existing house and construction of 3 pairs of semi-detached houses (Appearance, landscaping & scale reserved for future determination)

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

Application Number	Location	Proposal	Decision
EPF/0239/16 CLD <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.	Not Lawful
EPF/0571/16 PDE <i>James Rogers</i>	37 Bassett Gardens North Weald Bassett <i>Mr M Whetstone</i>	Prior approval for a 4.0 metre deep single storey rear extension, height to eaves 2.90 metres and overall height of 2.90 metres. (AMENDED APPLICATION – EXTENSION DEPTH DECREASED)	Prior Approval Not Required

## 8. EFDC LICENCES

a) Applications – None received. b) Consultations – None received.

## 9. PLANNING CORRESPONDENCE

### 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.**

**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**

Correspondence has 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 are reminded that this is not a planning application. Councillors should not fetter their discretion and therefore their ability to participate in planning decision-making for this Committee, and are asked to note the guidance on Fettering attached at **APPENDIX 2**.

**10. ANY OTHER MATTERS RELATING TO PLANNING**

To **RECEIVE** verbal updates in relation to other issues previously discussed if responses have been received.

**Susan De Luca  
Clerk to the Council**