



MINUTES

Meeting: PLANNING

15th August 2022

Time: 7.00pm

Venue: PARISH HALL, WEALD HALL LANE, THORNWOOD COMMON

PRESENT:

Councillors: (8) B Clegg (Chairman), R Spearman, T Blanks, Mrs Jackman, A Irvine, Mrs Grigg, A Tyler, M Stroud

Officers in Attendance (1)

Adriana Jones – Principal Administrative Officer (meeting clerk)

Members of the Public (1)

Members of the Press (0)

P22.019 APOLOGIES FOR ABSENCE (2)

Councillors Mrs D Wood and A Buckley.

P22.020 OTHER ABSENCES (4)

Cllr Bedford, Cllr Mulliner and Cllr Mrs Hawkins were not members of this committee. No apologies had been received from Cllr Etherington.

P22.021 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

P22.022 CONFIRMATION OF MINUTES

The Minutes of the meeting held on 20th June were **AGREED** as a true record. Councillors were reminded that the meeting scheduled for 25th July did not take place as it was inquorate. Cllr Clegg enquired as to the signing of minutes, to which the meeting clerk advised this would be addressed before the end of the year. Cllr Spearman stated that he felt a full review of the decisions made by the District Council should take place. The meeting clerk advised that the Senior Administrative Officer sends out EFDC decisions via email when they are received, however Cllr Spearman suggested this committee could benefit from a review of the decisions made so that the committee could learn from them. Cllr Blanks stated that he checks the decisions made, and generally if the Parish Council objects, the District Council also mostly object too, so it seems as though they do listen the Parish Councils concerns. The Chairman thanked Cllr Spearman for his comments, and agreed a review of the decisions made by EFDC would be useful.

P22.023 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There was one member of the public present, however no representations.

P22.024 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1297/22 <i>Loredana Ciavucco</i>	Glovers Barn Glovers Lane Hastingwood	New bedroom extension at side of barn

The Parish Council OBJECTS to this application. The proposed addition to this listed barn would have an overly dominant and detrimental effect not only on the original listed element of Glovers Barn, but also on the setting of Glovers Farm House. The modern two storey design is entirely out of keeping with the area, and creates an extremely dominant visual appearance out of keeping with its setting. The site plan seems to indicate that the proposed extension would attach onto the neighbouring garage associated with Glovers Barn, and as such seems to merge all the properties together. In summary, the proposed addition is overly dominant and fails to respect the listed building setting. It should be noted that at this stage no LB application notification has been received by this Council.

2	EPF/1391/22 <i>Robin Hellier</i>	30 Tempest Mead North Weald Bassett	TPO/EPF/40/98 (Ref: G1 & T19-T21) T1: Ash – Crown lift, as specified. T2: Hornbeam, T3: Oak & T4: Oak - Reduce lateral limbs, as specified. T5: Oak – Reduce overhanging limb, as specified.
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The Parish Council has NO OBJECTION subject to the Tree Officer being happy with what is proposed.

3	EPF/1497/22	9 School Green Lane North Weald Bassett	Double storey side and partial rear extension with front porch reconfiguration.
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The Parish Council has NO OBJECTION to this application.

4	EPF/1380/22 <i>Caroline Brown</i>	28 Hampden Close, North Weald Bassett	Two storey side extension
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The Parish Council has NO OBJECTION to this application.

5	EPF/1601/22 <i>Kie Farrell</i>	Thornwood Common Service Station High Road Thornwood Common	Installation of Greggs pod type building within curtilage of existing service station.
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NOTED this application has been deemed INVALID by EFDC.

6	EPF/1351/22 <i>Loredana Ciavucco</i>	5 Beamish Close North Weald Bassett	Proposed rear ground floor extension with two storey side extension with internal alterations
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The Parish Council has NO OBJECTION to this application.

b) To *CONSIDER* any other urgent planning applications received since the agenda was prepared - **NIL**

c) 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/1279/22 <i>Alastair Prince</i>	14 Oak Piece North Weald Bassett	Lawful Development Certificate: Proposed
NOTED			
2	EPF/1482/22 <i>Rhian Thorley</i>	244, High Road North Weald Bassett	Certificate of Lawful Development for proposed single storey side extension to replace existing conservatory.
NOTED			
3	EPF/1566/22 <i>James Rogers</i>	Canes Farm Canes Lane	Approval of Details Reserved by Conditions 3` Flood Risk

		Hastingwood	Assessment' 4 `Contaminated Land 'and 10 `Tree Protections Measures/Arboricultural Method Statement' of EPF/0928/19 (Demolition of 2 barns to create x 6 no. dwellings).
NOTED			
4	EPF/1581/22 <i>Marie-Claire Tovey</i>	Little Meadows Weald Hall Lane, Thornwood	Approval of Details Reserved by Condition 4 `Details of Foul and Surface Water Drainage' of EPF/2693/20 (Change of use of land to use as a caravan site to provide 3 No. additional gypsy/traveller pitches (5 in total) including the laying of hardstanding a
NOTED			
5	EPF/1583/22 <i>Rhian Thorley</i>	Popplewells Coachworks High Road Thornwood	Approval of Details Reserved by Condition 3 `Contaminated Land' of 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			
6	EPF/1662/22 <i>Muhammad Rahman</i>	Burrs Farm Foster Street Hastingwood	Application for a Lawful Development Certificate for an existing use / operational development of the following - a) Item 1 - building used as a single self-contained dwellinghouse (use class C3) for more than 4 years from the date of this application
<p><i>The Parish Council understands this is a permitted development application for existing use, and would raise the following points:</i></p> <p><i>Item 1 – Building used as a single self contained dwellinghouse. The Parish Council has checked Google Earth, and the image from 2018 does not clearly show the building as being present. As such, it is not clear if this building has in fact been in situ since 2016. The Parish Council asks that the Planning Officer liaises with the relevant department at EFDC to ascertain if Council Tax has been paid on this particular dwelling since 2016, as this would act as some form of evidence to suggest it has indeed been used as a single dwelling. In addition, the pictures provided give cause for concern that the property is not up to the relevant building regulations, and requests the Planning Officer raise this directly with Building Regs to ensure the property is fit for purpose.</i></p> <p><i>Item 3 – Buildings and Containers. The applicant is seemingly suggesting that this selection of ad hoc containers, sheds, and structures should constitute one property. This is evidenced within the accompanying statement, which refers to this collection as a ‘building’. The Parish Council disputes that this collection of structures should be considered as a single building in planning terms.</i></p> <p><i>The Parish Council is pleased that the site will now be subject to either appropriate enforcement or regularisation in planning terms.</i></p>			

7	EPF/1498/22 <i>Marie-Claire Tovey</i>	171, High Road North Weald	Approval of Details Reserved by Conditions 7 'Contamination' and 10 'EVP' of EPF/1834/18 (Demolition of existing dwelling to be replaced with 1 no. 4 bedroom detached house and a pair of 4 bedroom semi-detached houses (revised application to EPF/0976/18))
NOTED			

P22.025 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** the decisions previously circulated by the Senior Admin Officer.

P22.026 EFDC LICENCES & CONSULTATIONS

The meeting clerk advised that she had received a call from a resident in Hastingwood regarding a notice placed in the local Guardian newspaper advising of an application for a Vehicle Operators License for Paris Hall Farm, Hastingwood and the resident had expressed her deep concern that this would be very detrimental to local residents. The meeting clerk explained she had completed some investigation of this matter including which body was responsible for advising the Parish Council of such consultations, however after wasting a lot of time with ECC she had written directly to the Vehicle Operators Licencing body asking what the process was. She had also liaised with Cllr Irvine as a Hastingwood Councillor and had sent to him all the information she could find regarding this licence application, stating that according to the .GOV website two previous applications had been refused. Cllr Irvine confirmed that he would look into this matter and would liaise with the local resident.

P22.027 ANY OTHER MATTERS RELATING TO PLANNING

None.

Meeting Closed: 8.00pm

Signed Date