



MINUTES

Meeting: PLANNING

2nd August 2021

Time: 6.30pm

Venue: ELECTRONICALLY ON ZOOM

PRESENT:

Councillors: (5) A Buckley, Chairman, A. Grigg, Mrs S Jackman, MBE, G Mulliner, M Stroud

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

Members of the Public (0)

Members of the Press (1)

P21.022 APOLOGIES FOR ABSENCE (9)

Councillors, B Clegg, N Bedford, Mrs S Hawkins, T Blanks, Cllr Coop Rodia, A Tyler, R Spearman*, Ms D Wood*, A Irvine* - * All received too late to be reported to the meeting.

P21.023 OTHER ABSENCES (0)

P21.024 DECLARATIONS OF INTEREST

P21.025 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 28th June had been circulated these were **AGREED** and signed as a true record of the previous meeting.

P21.026 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representation from a Member of the public in relation to Planning Applications on the Agenda.

P21 027 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1670/21 <i>Caroline Brown</i>	97 Beamish Close North Weald Bassett Mr Jonathan Schlanker	Single storey front porch extension and render to front elevation
The Parish Council has NO OBJECTION to this Application			
2	EPF/1732/21 <i>Caroline Brown</i>	9 Bluemans End North Weald Bassett Mr & Mrs Chris & Kay Smith	Demolition of existing outbuilding, single storey rear infill extension to either side of double storey rear extension.
The Parish Council has NO OBJECTION to this Application			
3	EPF/1743/21 <i>Zara Seelig</i>	41 Tempest Mead North Weald Bassett Mrs Stacey Flegg	Proposed loft extension.

The Parish Council has NO OBJECTION to this Application			
4	EPF/1751/21 <i>Alastair Prince</i>	55 Weald Hall Lane North Weald Bassett Mr Roy Rodrigues	New garage/gym/office.
The Parish Council OBJECTS to this Application on the grounds that the building is over development due to its mass and bulk. It is obtrusive to the neighbouring residents and is detrimental and out of keeping in the Street Scene.			
5	EPF/1782/21 <i>Brendan Meade</i>	15 Woodfield Terrace High Road Thornwood Mr Lee Cresswell	Proposed single storey rear extension.
The Parish Council has NO OBJECTION to this Application			
6	EPF/1805/21 <i>Muhammad Rahman</i>	Chase Farm Vicarage Lane North Weald Bassett Mr Paolo Balognini	Change of use for a temporary period of 1 year for the storage of taxis.
<p>The Parish Council STRONGLY OBJECTS to this Application on the following grounds: it is inappropriate in the Green Belt, leaking oil and diesel and other such pollutants are not conducive to a green field or a farm field, they will leak out of the taxis which are standing, and which lead to environmental damage and damage to the natural habitat. There will be a detrimental, harmful, and visual impact on neighbouring residents, even with a temporary approval. It goes against all the following Policies in the EFDC Local Plan:</p> <p>POLICY GB1 – GREEN BELT BOUNDARY The boundary of the Metropolitan Green Belt in this district is as defined on the Proposals Map.</p> <p>POLICY GB2A – DEVELOPMENT IN THE GREEN BELT Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the Green Belt unless it is appropriate in that it is: (i) for the purposes of agriculture, horticulture, or forestry; or (ii) for the purposes of outdoor participatory sport and recreation or associated essential small-scale buildings; or (iii) for the purposes of a cemetery; or (iv) for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in the Green Belt; or (v) a dwelling for an agricultural, horticultural or forestry worker in accordance with policy GB17A; or (vi) a replacement for an existing dwelling and in accordance with policy GB15A; or (vii) a limited extension to an existing dwelling that is in accordance with policy GB14A; or (viii) in accordance with another Green Belt policy.</p> <p>POLICY GB7A – CONSPICUOUS DEVELOPMENT The Council will refuse planning permission for development conspicuous from within or beyond the Green Belt which would have an excessive adverse impact upon the openness, rural character, or visual amenities of the Green Belt.</p> <p>The Parish Council wish to attend a Plans East Committee and Speak if this application does go to Committee.</p> <p>The Parish Council has further concern that the Applicant has found a ‘loophole’ in the system in that District Council has allowed the applicant to move the vehicles from one site in the parish to another site, neither of which have Planning Approval. Seemingly either the Enforcement Officer or the Planning Officer was aware that the new site at Chase Farm did not have approval yet knew the taxis were going to be moved from Weald Place Farm to Chase Farm, as per the Planning Statement. This could effectively mean that the Taxis could be moved around the district seeking Temporary approval every 6 months, with the Applicant withdrawing the application every 6 months, yet never actually having to achieve it, therefore making a mockery of the system.</p> <p>The Parish Council therefore asks that URGENT Enforcement Action is taken with immediate effect.</p>			

P21.028 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** there were no decisions received from Epping Forest District Council.

P21.029 EFDC LICENCES & CONSULTATIONS

Licensing Applications the Clerk advised Members of the following:

New Premises Application Epping-Ongar Railway, North Weald Station, Station Road, Epping Essex CM16 6BT

The Sale by Retail of Alcohol:

Summer Schedule

These standard timings apply from February – October

Friday 09.30 – 17.00, Saturday 09.30 – 21.30, Sunday 09.30 – 17.00, for on and off sales

Winter Schedule

These standard timings apply from November – January

Wednesday to Friday 16.30 – 21.30, Saturday to Sunday 09.30 – 21.30

When not covered by above days 19th – 23rd December 09.30 – 22.00. 24th December 09.30 – 13.00

Opening times are Friday 09.00 – 17.30, Saturday 09.00 – 22.00, Sunday 09.00 – 17.30

The consultation starts 29th July 2021 and ends 25th August any representations or comments need to be submitted within this time

Comments from Members:

“Whilst there were no Overall Objections, there were concerns at another Off Sales Outlet in the Village of North Weald and Members felt that there should be no Selling of alcohol other than when Epping and Ongar Railway are Operating the Railway Services.”

P21.030 PLANNING CORRESPONDENCE

- a) The Clerk advised Members of the Planning Appeal that has been received from Epping Forest District Council:

The Clerk has received notification from Epping Forest District Council of the following Appeal:

Appeal by: Mr Tom Plane
Address: Rundells Lodge, London Road, Hastingwood, Harlow, CM17 9LH
Proposal: Proposed extensions and alterations to the existing dwelling house and the attachment of a new dwelling to create two, semi-detached 4 bed dwellings
Application No: EPF/1217/20 **Officer:** Caroline Brown
Appeal Type: Written Representations **Reason for Appeal:** Against a Refusal

The Clerk would make comment to the Planning Inspectorate.

b) Enforcement Matters

The Clerk reported to Members that Cllr Chris Whitbread is expected to be attending the Parish Council Meeting on the 6th of September with Andrew Marx to give a short Presentation on Planning Enforcement Matters.

P21.021 ANY OTHER MATTERS RELATING TO PLANNING

Meeting Closed: 7.32pm

Signed Date