



*North Weald Bassett*  
**PARISH COUNCIL**

**MINUTES**

**Meeting:** PLANNING

**Date:** 20th July 2015

**Time:** 7.24 PM

**Venue:** NORTH WEALD LIBRARY, HIGH ROAD, NORTH WEALD

**Councillors (10)** B Clegg (Chairman), C Hawkins, B Bartram, A Buckley, R Spearman, N Bedford, Mrs E Godwin Brown, G Mulliner, A Tyler, T Blanks

**Officers in Attendance (2)**

Susan De Luca – Clerk to the Council

Jo Tyler – Senior Administrative Officer

**Members of the Public (8)**

**Members of the Press (0)**

**P15.0 31 APOLOGIES FOR ABSENCE (4)**

**NOTED** apologies for absence had been received from Cllrs Mrs A Grigg, D Stallan, B Eldridge, and Ms D Adams.

**P15.032 OTHER ABSENCES (0)**

None necessary.

**P15.033 MINUTES**

The minutes of the meeting held on 6<sup>th</sup> July 2015 had been circulated and were signed as a true record.

**P15.034 DECLARATIONS OF INTEREST**

**Cllr Spearman declared an Interest in the EFDC Green Belt Review – Reference Call For Sites .**

**Cllr Bedford Declared an Interest By Virtue of Being a Member of EFDC Planning Committee, and would abstain from voting on any Planning Application.**

**P15.035 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

**NOTED** that the Members of the Public were present for one application and had nominated ONE Speaker who spoke on application number EPF/1440/15

**P15.036 PLANNING APPLICATIONS**

a) The following comments on planning applications were **AGREED**:

No	Application Number	Location	Proposal
1	EPF/1166/15 <i>Jill Shingler</i>	St. Clare Hospice Centre Hastingwood Road North Weald Bassett <i>Saint Clare Hospice Care Trust</i>	Demolition of 3 storage buildings and removal of 1 portable office building with erection of two storey building for office and storage with ancillary landscaping works. Enlargement of existing main car park to create 62 Additional Parking Spaces.

The Parish Council has NO OJECTION to this application

2	EPF/1393/15 <i>Jill Shingler</i>	Rear of Leader Lodge Epping Road North Weald <i>De Vere Homes Ltd</i>	Erection of one dwelling to rear of Leader Lodge.
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The Parish Council has NO OBJECTION to this Application subject to their being a revised Tree Report/Assessment in place and appropriate systems for Sewerage and Drainage

A vote was taken with 8 votes for  
1 against  
1 abstention

3	EPF/1440/15 <i>Dominic Duffin</i>	Rear of 21 Princes Close North Weald <i>Mr A Mellows</i>	Erection of single storey dwelling.
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The Parish Council OBJECTS to this Application due to the following:

Members are aware of the concerns of local residents who were in attendance at the meeting and who had also written in to the Parish Council, and who have advised of the following concerns which the Parish Council has agreed to Object to due to

Overlooking, Loss of Amenity to neighbouring residents, Highway Issues, Concern at Parking, Garden Grabbing.

A vote was taken  
9 votes for  
1 abstention

4	EPF/1546/15 <i>James Rogers</i>	Little Esgors Farm House High Road Thornwood <i>Mr Ian Pad field</i>	2 storey side extension.
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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.
- c) Applications received for **information only** where comments are not normally accepted.

No	Application Number	Location	Proposal
1	EPF/1436/15 DRC <i>Graham Courtney</i>	Cross Keys Mews High Road Thornwood <i>Miss Victoria Edgar</i>	Application for approval of details reserved by condition 12 and 13 'Contaminated Lane' of planning permission EPF/2505/13 (Demolition of existing cafe and outbuildings to be replaced by 2 no. five bedroom houses. (Amended application to EPF/1909/11).

The Parish Council NOTES this DRC

2	EPF/1444/15 NMA <i>Graham Courtney</i>	Threshers Hastingwood Road Hastingwood <i>Mr Grant Thompson</i>	Non material amendment to EPF/0739/10 (Existing commercial skip site to be redeveloped into 14 residential units) to provide porches to the front of plots 1, 2, 3, 6, 7, 9, 10,11,12 and 13.
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The Parish Council NOTES this NMA

3	EPF/1636/15 PDE <i>Mavis Bird</i>	2 Hows Mead North Weald Bassett <i>Mrs Lisa Young</i>	Prior approval for a 5.9 (6m max) single storey rear extension, height to eaves 2.7m and maximum height 3.3m
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The Parish Council NOTES this PDE

**P15.037 DECISIONS BY EPPING FOREST DISTRICT COUNCIL**

The Clerk reminded Members to contact the office prior to the meeting to request Details on Decisions

Members were advised that the following would be available on the EFDC Website.

Members Requested details of 3 Applications which would be sent by email, these were

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

Application Number	Location	Proposal
EPF/0517/15 <i>Graham Courtney</i>	15 Pike Way North Weald Bassett <i>Mr Rob Dawkins</i>	Single storey side and rear extension.
EPF/0743/15 <i>Dominic Duffin</i>	23 Silver Birch Avenue North Weald Bassett <i>Mr Moeed Manzoor</i>	Conversion of garage into habitable room, single storey rear extension.
EPF/0776/15 <i>Steve Andrews</i>	18 Beamish Close North Weald <i>Ms Jacquie Matthews</i>	Proposed first floor rear extension.
EPF/0821/15 TRE <i>Robin Hellier</i>	Greenwood Vicarage Lane North Weald Bassett <i>Mrs W Gaunt</i>	TPO/EPF/03/04: Silver Birch – Crown and selective side reduction to clear overhead cables.
EPF/0889/15 <i>Graham Courtney</i>	Shonks Farm Mill Street North Weald <i>Mrs Rolfe</i>	Proposed barn conversion to create one dwelling.
EPF/0890/15 <i>Graham Courtney</i>	Shonks Farm Mill Street North Weald Bassett <i>Mrs Rolfe</i>	Conversion of garage to form an annexe.
EPF/0896/15 LB <i>Graham Courtney</i>	Shonks Farm Mill Street North Weald <i>Mrs Rolfe</i>	Grade II Listed Building consent for a proposed barn conversion to create one dwelling.
EPF/0959/15 <i>Dominic Duffin</i>	Shangri La Mill Street North Weald <i>Miss Leona Perkins</i>	Single storey rear extension 'link' forming connection between original dwelling and annexe.
EPF/0960/15 <i>Steve Andrews</i>	Copper Beech Harlow Common <i>Mr Russell Pegrum</i>	Erection of new detached garage.
EPF/1040/15 <i>Graham Courtney</i>	All Saints Church Foster Street North Weald Bassett <i>Miss Nicola West</i>	Re-position of approved proposed double garage (EPF/1787/14) for personal domestic use only.

b) Applications on which the Parish Council had no objections where permission has been **REFUSED**.

Application Number	Location	Proposal
EPF/0774/15 <i>Steve Andrews</i>	13 Queens Road North Weald <i>Mr &amp; Mrs Bridges</i>	Single storey rear extension and associated patio with steps down to garden.
EPF/1011/15 <i>Graham Courtney</i>	4 Chippendale Cottages Woodside Thornwood <i>Mr Ian Freeman</i>	Erection of a curtilage building for use as a residential annex.

c) Applications on which the Parish Council raised comments/objections where permission has been **GRANTED**.

Application Number	Location	Proposal
EPF/2880/14 <i>Graham Courtney</i>	Blakes Golf Club Epping Road North Weald <i>Blakes Leisure Ltd</i>	Application for the importation of topsoil and compost to improve the land quality of the existing driving range and for the use of the land as a driving range and for the purposes of foot golf.

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

Application Number	Location	Proposal
EPF/0618/15 <i>Dominic Duffin</i>	McDonald's Restaurant 1 Essex Hunt Cottages London Road Hastingwood <i>McDonald's Restaurant Ltd</i>	Application for variation of condition 8 on EPF/0255/99 regarding opening hours, to facilitate 24 hour opening.

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

Application Number	Location	Proposal	Decision
EPF/0703/15 CLD <i>Mavis Bird</i>	3 George Avey Croft North Weald <i>Mr D Browning</i>	Certificate of lawful development for conversion of garage to form habitable rooms.	Lawful
EPF/0812/15 DRC <i>Dominic Duffin</i>	Camfaud Concrete Pumps Ltd High Road Thornwood <i>Camfaud Concrete Pumps Ltd</i>	Application for approval of details reserved by condition 2 'Materials', condition 3 'Landscape Scheme' and condition 4 'Flood Risk Assessment' of planning permission EPF/0580/14 (Demolition of existing office building and removal of portacabins. Construction of new office extension to workshop).	Details Approved
EPF/1236/15 PDE <i>Mavis Bird</i>	170 High Road North Weald <i>Mr Mathew Burgess</i>	Prior approval application for 4.33m deep single storey rear extension, height to eaves 2.48m and maximum height 2.48m.	Prior Approval Not Required
EPF/1359/15 PDE <i>Mavis Bird</i>	227 High Road North Weald <i>Miss Bernadette Sage</i>	Prior approval application for a 5 metre deep single storey rear extension, height to eaves 3 metres and overall height of 4 metres.	Not Lawful
EPF/1887/14 CLD <i>Jill Shingler</i>	Brent House Farm Harlow Common <i>Mr Kirk Pickering</i>	Certificate of Lawful Development for completion of development approved under EPF/1285/11 (Demolition of five residential units and construction of 2 new dwellings).	Lawful
EPF/2391/14 CLD <i>Mavis Bird</i>	54 Tempest Mead Blenheim Grange North Weald <i>Mr Stuart Bonnell</i>	Certificate of Lawful Development for the proposed conversion of garage to living space.	Lawful

**P15.038 EFDC LICENCES**

- a) **Applications** – None received
- b) **Consultations** – None received

**P15.039. PLANNING CORRESPONDENCE**

The Clerk has received the following correspondence from Epping Forest District Council:-

Ref: EPF/2516/14 Amended Plans/Application/Description

Address: Foster Street Farm, Foster Street, Harlow, Essex, CM17 9HS

Proposal: Application for full planning permission to redevelop site with enabling residential development to provide 9 residential units together with associated car parking, open space and refuse and recycling facilities. (Enabling development for linked application EPF/2517/14).

Ref: EPF/2518/14 Amended Plans/Application/Description

Address: C.J. Pryor, Cecil House, Foster Street, Harlow, Essex, CM17 9HY

Proposal: Application for full planning permission to redevelop site with enabling residential development to provide 65 residential units together with associated car parking, open space and refuse and recycling units (Enabling development for linked application EPF/2517/14).

**The Parish Council AGREED to CONTINUE to OBJECT to these applications  
And that the following is NOTED:**

**The District Council Officers are thanked for assisting in the time spent in trying to decipher the plans that have been made available to the District Council and subsequently the Parish Council by the applicants and which have been logged on to the District Councils Website. However Members felt that they could not change their OBJECTIONS due to the following**

**The drawings do not show the proposal in sufficient detail or scale for the proposal, they are indeed jumbled, indecipherable and make no sense as to where the properties would be allocated on the sites, in particular on EPF/2518/14 therefore they cannot be reflected in sufficient detail as to fully represent as to where each property would be on the site plan.**

**Members of the District Development Committee are also therefore asked to note the previous Comments of this Parish Council in relation to all three of the applications , also the comments that the Parish Council made regarding all applications being relative and fundamental to Enabling Developments in relation to EPF/2516 & EPF/2517 & EPF 2518 /14.**

**Together with the Parish Council Comments in relation to EPF/2517/14 – which was “however as Plots B – E had been removed from this application, the Parish Council would remove its objection in relation to Plots B – E at the Current Time, concern is**

*voiced that the Parish Council had been advised by the developers that the development of Plots B – E in relation to application numbers EPF/2516 & EPF/2517 & EPF 2518 /14 were all fundamental to Enabling Development and it is also suggested that the District Council look at the Financial Viability Report in relation to all three of the applications.”*

The Parish Council would also like to add that these plans do not have an official EFDC Planning Reference stamped on them when viewed on the Website. At the current time the Parish Council is in dispute with Epping Forest District Council as to the legality of a previous historical Planning Application which we are being advised is not valid as it also does not have the relevant EFDC Planning Reference stamped on it. Members have asked as to how can they be expected to comment on ‘current plans’ which may also not seemingly be valid.

**P15.040. ANY OTHER MATTERS RELATING TO PLANNING**

*a) Essex County Council Waste Site Proposal*

Members **AGREED** the Responses to Essex County Council Replacement Waste Plan/

**b) Green Belt Review**

Members **AGREED** the Responses to EFDC Green Belt Review which had been circulated for Members Perusal.

Members asked that thanks be given to the Principal Finance and Administrative Officer for all the hard work and long hours she had put in compiling the responses to the above two documents. Members gave a round of applause for this.

The Chairman of the Parish Council also asked for thanks to be given to all the staff for preparing and attending the Public Events over the last week.

**Meeting closed 8.20**

Signed ..... Members P..... Date  
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