



## MINUTES

**Meeting:** PLANNING

24<sup>th</sup> May 2021

**Time:** 6.30pm

**Venue:** PARISH HALL, THORNWOOD COMMON

### PRESENT:

**Councillors: (7)** A Buckley, Chairman, Mrs A. Grigg, R Spearman, T Blanks  
Mrs S Jackman, MBE, G Mulliner, Ms D Wood

### *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)**

### P21.001 ELECTION OF CHAIRMAN

Councillor George Mulliner **PROPOSED** Councillor Clegg as Chairman, the proposal was **SECONDED** by Councillor Mrs Jackman MBE. There being no other nominations, Councillor Clegg was duly elected as Chairman of North Weald Bassett Parish Council Planning Committee for the current Municipal Year, as Cllr Clegg was unavailable to sign the Declaration of Acceptance of Office the Clerk would make this available to him in the next few days.

### P21.002 APOLOGIES FOR ABSENCE (7)

Councillors, B Clegg, N Bedford, Mrs S Hawkins, A Tyler, Ms C Coop-Rodia, P Etherington, M Stroud

### P21.003 OTHER ABSENCES (1)

Cllr A Irvine

### P21.004 DECLARATIONS OF INTEREST

Cllr R Spearman declared an interest in any item in relation to the Local Plan and also to an item which was on the list of Enforcement Matters.

### P21.005 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 4<sup>th</sup> May had been circulated these were **AGREED** and signed as a true record of the previous meeting.

### P21.006 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 007 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0934/21 <i>Alastair Prince</i>	56 Weald Hall Lane Thornwood	Demolition of existing conservatory. Erection of single

		Laura Biagioni	storey rear extension with internal alterations. Alterations to existing window and door
The Parish Council has NO OBJECTION to this Application			
2	EPF/0766/21 <i>Alastair Prince</i>	33 Princes Close North Weald Bassett Mr & Mrs Phillips	Two storey side extension single storey front extension
The Parish Council has NO OBJECTION to this Application			
3	EPF/1030/21 Zara Seelig	39 Tempest Mead North Weald Bassett Nicola Milner	Single storey side extension. (Amended application to EPF/0059/21)
The Parish Council has NO OBJECTION to this Application			
4	<b>Amended/Application/Description</b> EPF/0692/21 <i>Caroline Brown</i>	1 Marconi Bungalows, High Road, North Weald Bassett	New front boundary wall and entrance gates with railings and brick piers - retrospective ** Re consultation on amended description **
<p>The Parish Council <b>STRONGLY OBJECTS</b> to this Application on the following grounds: That the New front boundary wall and entrance gates with railings and brick piers are out of Keeping to the setting of the Bungalows in this area they go against</p> <p><b>Policy DM9 – High Quality Design</b></p> <p><b>&amp; Policy DM3 - Landscape Character, Ancient Landscapes and Geodiversity</b></p> <p>It states in the EFDC Local Plan that the <i>predominant land use, by area, of the District is agriculture and the countryside provides the setting of its hamlets, villages and towns in addition to providing part of the setting for London. The mosaic patchwork of countryside, ancient woodland, hedgerows and trees (including many veteran trees) is a distinctive characteristic of the landscape, as are the river valleys. Therefore the matter of landscape character forms an important consideration in planning for the District's future development, and the Council seeks to maintain a careful balance between managing change to the landscape character and providing much needed new development. In this regard the manner in which the edges of settlements, and ridges, are treated in development is particularly important, as is, the protection of, and where feasible, the enhancement of long distance view.</i></p> <p><b>It states in Policy DM3 Landscape Character, Ancient Landscapes and Geodiversity that</b></p> <p><i>Development proposals will be permitted where applicants are able to demonstrate that the proposal will not, directly, indirectly or cumulatively, cause significant harm to landscape character, the nature and physical appearance of ancient landscapes, or geological sites of importance. And that Proposals should: (i) be sensitive to their setting in the landscape, and its local distinctiveness and characteristics; (ii) use techniques to minimise impact on, or enhance the appearance of, the landscape by:</i></p> <ul style="list-style-type: none"> <li><i>• taking into account existing landscape features from the outset;</i></li> <li><i>• careful landscaping of the site;</i></li> <li><i>• ensuring the sensitive use of design, layout, materials and external finishes; and</i></li> <li><i>• having regard to protecting, and where possible, enhancing long views to distant landmarks and landscapes of interest.</i></li> </ul>			

### **Policy DM 9 High Quality Design A.**

*All new development must achieve a high specification of design and contribute to the distinctive character and amenity of the local area. The Council will require all development proposals to be design-led and: (i) relate positively to their context; (ii) make a positive contribution to a place;*

### **Design Standards D.**

*Development proposals must relate positively to their locality, having regard to: (i) building heights; (ii) the form, scale and massing prevailing around the site; (iii) the framework of routes and spaces connecting locally and more widely; (iv) the rhythm of any neighbouring or local regular plot and building widths and, where appropriate, following existing building lines; (v) the need to provide active frontages to the public realm; and (vi) distinctive local architectural styles, detailing and materials.*

### **Landscaping E.**

*Development proposals must demonstrate how the landscaping and planting has been integrated into the development as a whole. The Council will expect development proposals to respond to: (i) levels, slopes and fall in the ground; (ii) trees on and close to the site; (iii) natural boundary features; (iv) the biodiversity of the site and its surroundings;*

### **Privacy and Amenity H.**

*Development proposals must take account of the privacy and amenity of the development's users and neighbours. The Council will expect proposals to: (i) provide adequate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land (including any private amenity) space; (ii) avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring residents and the residents of the proposed development; (iii) not result in an over-bearing or overly enclosed form of development which materially impacts on either the outlook of occupiers of neighbouring properties or the residents of the proposed development; and (iv) address issues of vibration, noise, fumes, odour, light pollution, air quality and microclimatic conditions likely to arise from any use or activities as a result of the development or from neighbouring uses or activities.*

*All development proposals must demonstrate that they are in general conformity with the design principles set out in other relevant Local Development Documents, Design Guides, Neighbourhood Plans or Village Design Statements (VDSs) adopted or endorsed by the Council*

***Members also had grave concern at what seems to be some type of Car Repair or Breakers Yard Type of Activities in the Front Garden, this is Detrimental to the Amenities of Neighbouring Residents and Out of Keeping with the Street Scene.***

***This has already been reported to EFDC Enforcement***

*This is a change of Use of the Garden Area and as such the above Policy DM3 & DM22 also refers.*

### **DM 22 Air Quality A**

*The Council will seek to ensure that the District is protected from the impacts of air pollution. Potential air pollution risks will need to be properly considered and adequate mitigation included in the design of new development to ensure neither future, nor existing residents, workers, visitors, or environmental receptors including the Epping Forest SAC are adversely impacted as a result of the development. B. Mitigation measures required will be determined*

by the scale of development, its location, the potential to cause air pollution, and the presence of sensitive receptors in the locality. C. Larger proposals or those that have potential to produce air pollution, will be required to undertake an air quality assessment that identifies the potential impact of the development, together with, where appropriate, contributions towards air quality monitoring. Assessments shall identify mitigation that will address any deterioration in air quality as a result of the development, having taken into account other permitted developments, and these measures shall be incorporated into the development proposals. This will include an assessment of emissions (including from traffic generation) and calculation of the cost of the development to the environment. All assessments for air quality shall be undertaken by competent persons

**This proposal does not fulfil any of the above criteria all of which are Policies which have been taken from and which are included in the EFDC Local Plan Submission Version.**

5	EPF/1113/21 <i>Muhammad Rahman</i>	Little Weald Hall, Annexe Rayley Lane North Weald Bassett Mr Tony Baker	Variation of condition 2`plan numbers of EPF/0105/18 (Demolition of existing bungalow and stables and the construction of a replacement dwelling) - change of roof pitch.
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The Parish Council has NO OBJECTION to this Application

6	EPF/1117/21 <i>Zara Seelig</i>	32 Tempest Mead North Weald Bassett Mr Martin Tribe	Proposed conversion & extension of garage to form an annexe.
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The Parish Council has NO OBJECTION to this Application however the Annexe should not be used as a separate independent dwelling.

Application Number	Location	Proposal
EPF/1201/21 TPO <i>Robin Hellier</i>	Limetree House Epping Road North Weald Bassett Gemma Ripley	TPO/EPF/01/98 T1: Cherry - Reduce overhanging branches, as specified.

The Parish Council has NO OBJECTION to this Application subject to the Tree Officer deeming the work necessary

No	Application Number	Location	Proposal
1	EPF/1055/21 CLD Brendan Meade	Hastingwood Road Hastingwood c/o DPA Architects	Application for a Lawful Development certificate for a proposed erection of a summerhouse.

The Parish Council NOTES this Application

2	EPF/0995/21 DRC <i>Sophie Ward Bennett</i>	Woodside Place Woodside Thornwood Mr J Delaney	Application for approval of Details Reserved by Conditions 9 'Hard and soft landscaping' and 11 'Enclosure around the site' and '15 Visibility splays' of EPF/0032/19 - (Application for variation of Condition 3 for EPF/0988/16 (One additional static caravan and x 1 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 perimeter fence running adjacent to the boundary).
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The Parish Council NOTES this Application

No	Application Number	Location	Proposal
3	EPF/1205/21 CLD <i>Graham Courtney</i>	24 Tempest Mead North Weald Bassett Nick Bromwich	Application for a Lawful Development certificate for a proposed ground floor rear extension.

The Parish Council NOTES this Application

b) Members NOTED that the 2 **urgent** planning applications received since the agenda had been prepared and which had been presented on a Supplementary Agenda the references being EPF/1205/21 & EPF/1201/21.

c) Members Noted Applications received for **information only** where comments are not normally accepted

No	Application Number	Location	Proposal
1	EPF/0764/21 CLD <i>Caroline Brown</i>	1 Gibson Close North Weald Bassett Mr John Dunsford	Certificate of Lawful Development for proposed loft conversion with rear dormer and front rooflights.

NOTED

## P21.008 DECISIONS BY EPPING FOREST DISTRICT

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

## P21.009 EFDC LICENCES & CONSULTATIONS

### Licensing Applications

#### Pitch 1, North Weald Market, North Weald Airfield, Merlin Way, North Weald Bassett

EFDC have received an application, consent and plans for a premises license at the above location of North Weald Market. The application is for:

The Sale By Retail of Alcohol on a Saturday and every Bank Holiday Monday 08.00 – 16.00 when the market is open, this is for **OFF Sales only**.

**Consultation starts 1<sup>st</sup> May 2021 and ends 28<sup>th</sup> May 2021**, any representations or comments must be submitted within this time period.

Members felt that this would be an inappropriate place for alcohol to be sold. They felt it could be sold to underage and unsuitable persons and that there could be no controls on those who would purchase this. Therefore they would not support this application and would object.

**P21.010 PLANNING CORRESPONDENCE**

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

**Appeal by:** Jonen Shipping Ltd

**Address:** Jonen Depot, Weald Hall Lane, North Weald Bassett, Epping, CM16 6LP

**Proposal:** Application for a Lawful Development Certificate for operating an existing use of a storage/distribution depot in breach of conditions 1 & 2 from Appeal

Ref: T/APP/J1535/A/98/294457/P2 - Council Ref: EPF/1452/97.

The appeal is Against a Condition relating to the wording of the Decision Notice in relation to the Times of Operation. It is to be decided on the basis of a Public Inquiry and a site visit by an Inspector. Comments are required in writing to the Planning Inspectorate by no later than 16 June 2021. Members **AGREED** to **SUPPORT** local residents previous concerns in this matter.

**b) Enforcement Matters**

The Clerk confirmed to Members that she had contacted The Enforcement Officers , at their request, in relation to a number of cases that were ‘open’ with regard to various Enforcement Matters, which had been taking a seemingly long time to determine. She had copied in both Cllr Whitbread and Cllr Bedford, in their positions as Leader of the Council and Planning Portfolio Holder, and as at their direction. The Clerk has now received a number of emails back from Planning Enforcement details of the email thread were passed to Members, copies of a response from Team Leader - Planning Enforcement and a list of outstanding enforcement items were circulated to Members. An offer of a meeting from the Team Leader with Members of the Parish Council is shown on the email, Members are asked if they wished to take up this offer. Members preset **AGREED** they would like to meet and the Clerk should go back and arrange a meeting, Cllr Bedford should also be asked if he would be available to attend as Planning and Enforcement falls under his Portfolio.

**P21.011 ANY OTHER MATTERS RELATING TO PLANNING**

Cllr Spearman advised Members that he wished to advise Members on another matter, outside of the meeting, therefore, the Chairman closed the Meeting .

Meeting Closed: 8.01pm

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