



MINUTES

Meeting: PLANNING

26th October 2021

Time: 6.30pm

Venue: ELECTRONICALLY VIA ZOOM

PRESENT:

Councillors: (9) B Clegg, Chairman, Mrs S Jackman, MBE R Spearman, T Blanks, Mrs A Grigg, A Buckley, P Etherington, A Irvine, A Tyler

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)

P21.050 APOLOGIES FOR ABSENCE (5)

Councillors, N Bedford, S Hawkins, G Mulliner , Ms D Wood , M Stroud.

P21.051 OTHER ABSENCES (0)

P21.052 DECLARATIONS OF INTEREST

P21.053 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 23rd August had been circulated these were **AGREED** and signed as a true record of the previous meeting.

P21.054 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

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

P21 055 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/2166/21 <i>Kie Farrell</i>	1 George Avey Croft North Weald Bassett Mr Ryan Manning	First floor extension over existing garage space and conversion of existing garage to create additional living space.
The Parish Council has NO OBJECTION to this Application			
2	EPF/2252/21 <i>David Maguire</i>	9 George Avey Croft North Weald Bassett Sam and Lucy Harborne	Ground and first floor rear extensions.
The Parish Council has NO OBJECTION to this Application			
3	EPF/2305/21 <i>Zara Seelig</i>	4 Marconi Bungalows High Road	Construction of 2no. pitched roof dormers to front elevation

		North Weald Bassett Mr Ben Boyten	
The Parish Council has NO OBJECTION to this Application			
4	EPF/2629/21 <i>Muhammad Rahman</i>	Jonen Depot Weald Hall Lane Thornwood Jonen Shipping Ltd	Application for a Lawful Development Certificate for operating an existing use of a storage/distribution depot during the following times; (1) Loading, unloading and other operations on the site between the hours of 05:00 to 22:00 hours on Mondays to Fridays and 06:00 to 13:00 hours on Saturdays, and (2) Entry of heavy (large) goods vehicles (vehicles with a gross vehicle weight of 7.5 tons or more) into the site between the hours of 05:00 to 22:00 hours on Mondays to Fridays and 06:00 to 13:00 hours on Saturdays, in breach of conditions 1 and 2 of paragraph 20 attached to Appeal Reference: T/APP/J1535/A/98/294457/P2 (Council Ref: EPF/1452/97). *The Council have revisited the submitted evidence under EPF/1869/20 and agree on the balance of probabilities that the works described above to be Lawful. As such, this application will proceed in lieu of the Appeal submitted by the applicant against EPF/1869/20*
The Parish Council has NO OBJECTION and would agree that this is Lawful. We would expect that the company to keep to these hours of operation as agreed in the application.			
5	EPF/2258/21 <i>Alastair Prince</i>	11 Pike Way North Weald Bassett Mr Kirat Singh	Proposed roof extension & formation of a dormer in the rear roof slope/connecting front gable roofs to form a uniform slope.
The Parish Council OBJECTS to this Application on the grounds of Overdevelopment, Mass, and Bulk. The property is in very close proximity to other properties and the large roof dormer is overpowering and out of context in these surroundings. Especially as the property is semi-detached. It would lead the property to become an 8 bedroomed property which would mean that there would be problems with insufficient parking. The proposal is detrimental to the neighbouring residents. If this application goes to Committee, then the Parish Council would like to speak at the Committee.			
6	EPF/2444/21 <i>Brendan Meade</i>	Scrapyard Woodside Thornwood	Retrospective planning consent for the installation of a 5m high steel posted and sleeper insert boundary fence to the south/west boundary.

The Parish Council OBJECTS to this Application we have grave concerns regarding the aesthetic view, safety and viability of the structure of the fence, especially if there are any scrap vehicles or metal items that are placed close to the fence. The fence is deemed to be too high and unsightly. Members ask if a Risk Assessment has been carried out on the structure. Have the Health and Safety Executive been asked to look at the Fence as if it is 5metres high with each sleeper weighing approximately 20 to 22kg it should be examined to ensure its safety as soon as possible, not only for people on the site but also for people walking close by on the outside of the site? Aesthetically it looks very untidy and whilst it does assist with stopping metal going into the forest maybe a different type of fence material would be better. Concern was also expressed that some of the other areas of fencing around the site are much higher than 5metres. Members ask that the Corporation of London be consulted. If this application goes to Committee, then the Parish Council would like to speak at the Committee.

b) THE FOLLOWING APPLICATIONS WERE NOTED

No	Application Number	Location	Proposal
1	EPF/2601/21 PDE <i>Graham Courtney</i>	22 Bluemans North Weald Bassett Mr Alex Aseerwatham	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 4.86 metres, height to eaves of 3.00 metres & a maximum height of 3.00 metres.
NOTED			
2	EPF/2596/21 CLD <i>Zara Seelig</i>	22 Rowley Mead Thornwood Mr Jody Nicholls	Application for a Lawful Development certificate for a proposed single storey ground floor rear extension.
NOTED			

P21.056 DECISIONS BY EPPING FOREST DISTRICT

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

P21.057 EFDC LICENCES & CONSULTATIONS

Nil.

P21.058 ANY OTHER MATTERS RELATING TO PLANNING

Members **NOTED** the following:

- a) Appeal by: Miss Layla Pitts
 Address: 1 Marconi Bungalows, High Road, North Weald Bassett, Epping, CM16 6EQ
 Proposal: New front boundary wall and entrance gates with railings and brick piers - retrospective
 Views are required in writing quoting reference APP/J1535/W/21/3280401 no later than 28 October 2021.

- b) Appeal by: Mr Keith Daughters
 Address: 17 Weald Bridge Road, North Weald Bassett, Epping, CM16 6ER
 Proposal: Single storey rear extension.
 Appeal Reference No. APP/J1535/D/21/3282057
 Appeal Starting Date: 08 October 2021

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments.

Members **NOTED** Cllr Blanks Comments in this matter.

Meeting Closed: 8.01pm

Signed Date