



MINUTES

Meeting: PLANNING

25th November 2024

Time: 7.00pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (10) B Clegg, Chairman A Buckley, S Hawkins, Mrs S Jackman, MBE, R Spearman, N Born, T Blanks, P Etherington, A Tyler, C Kinnear

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

Also in Attendance: County & District Cllr Chris Whitbread (1)

District Councillors: Les Burrows, Ken Williamson (2)

Members of the Public (1)

Members of the Press (1)

P24.57 APOLOGIES FOR ABSENCE (4)

Councillors D Wood, Bedford. M Stroud A Irvine

P24.58 OTHER ABSENCES

Nil.

P24.59 DECLARATIONS OF INTEREST

Declarations of Interest were received from Cllr R Spearman in any matters relating to the Local Plan,, and on App Number EPF/2162/24

P24.60 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 30th September were circulated at the meeting and were **AGREED** and signed as a true record.

P24.61 CHANGES TO EFDC PLANNING

The Chairman of the Planning Committee welcomed Cllrs Chris Whitbread, Les Burrows and Ken Williamson to the Meeting, and thanked them for attending at the request of the request of the Parish Council to not only give a resume on the changes to the new Planning System but also to enable to put some questions in relation to the next item on the agenda.

Cllr Whitbread acknowledged the document which had been drawn up by the Parish Councils' PFO and said that it had covered the changes to the Planning Committee, however he gave councillors a more detailed in depth insight from District Councilors sides, and also why they have made the changes.

P24.62 PLANNING DECISION EPF/1985/24

The Chairman of the Council reminded those present that they would recall the recent planning decision regarding application EPF/1985/24 that was made by EFDC prior to the statutory deadline being reached. Attached to the agenda at **Appendix 4** was a summary of exactly what happened.

A lengthy Question and Answer discussion ensued with a number of Councilors putting questions to all of the District Councillor present. Great concern was expressed that there had been a lack of diligence on the part of the District Council on this occasion. Much was spoken about on emotions, and how planning affects residents, on these matters, however Cllr Williamson advised that planning has to be made without any emotiveness taking place it has to be made solely on planning policies.

Councillor Whitbread asked that it be noted that the Planning Services Director at EFDC, Mr Nigel Richardson, has apologised for his department's error, and advised he has spoken to the development management team and will look to put in place an improved checking system. He has also re-iterated to planning officers that they should allow 4 weeks for a decision to be made.

The Chairman of the Planning Committee advised Members that he felt that we could actually discuss this matter for many hours, and probably not really have a resolution that everyone would be happy with. Therefore we really must really draw a line under it. It was agreed that Cllr Ken Williamson would undertake the following:

- liaise with the following depts at EFDC:
- Planning & Enforcement regarding whether or not the building has been built according to the retrospective plans which were approved.
- Building Regs regarding the concrete barrier type structures around three sides of the building which could lead to flooding issues.
- Introduction of some trees to be planted around the building.

Cllr Blanks also asked the three District Councillors to ensure they noted the comments that he made as well.

The Chairman of the Planning Committee thanked the District Councilors for attending, and advised that they could leave the meeting now that that particular discussion had ended, but they could of course stay if they wished to see how the Parish Council discussed Planning Applications.

P24.63 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were No Representations from the Public.

P24.64 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/2129/24 <i>Klajdi Koci</i>	59 Tempest Mead North Weald Bassett	Loft conversion with 3 x rear dormer and 3 x rooflights.
The Parish Council has NO OBJECTION to this Application			
2	EPF/2133/24 <i>Yee Cheung</i>	Burrs Farm Foster Street Hastingwood	Erection of a commercial building and construction of an associated yard (retrospective).
The Parish Council has No Comment to make other than: We appreciate that the Planning Dept is now regularising matters on this site, however we ask that EFDC consider ensuring that there is no future expansion further on the site. We are concerned at the continued industrial activities on the site. We are concerned at the use of the site for storage of tyres, also the traffic that the site will be generating. There is also concern that the site is being used for activities such as this within the green belt.			
3	EPF/2162/24 <i>Muhammad Rahman</i>	North Weald Methodist Church High Road North Weald Bassett	Change of use from Class F1 to Class E (g)(i)

The Parish Council OBJECTS to this application. Class E has a wide range of uses, some of which may well be suitable for this location, but many of which are entirely unsuitable. The applicant has not stated fully within the application what the intended use of the site is for, and as such it is impossible for the Parish Council to consider the suitability of such use. The applicant states within the planning statement that changing to class E(g) (i) but not what these range of uses would be. Or how they would fit into this location. The application fails to demonstrate what the actual uses would be. The proposed plans show sub division of offices within the building, however does not demonstrate sufficient parking for said offices as per ECC parking standards It simply states ‘parking for several vehicles’. The plans do not show how the parking would be arranged on site. The lack of clear direction about use means the Parish Council is unable to ascertain if the parking facilities would be sufficient for the proposed number of offices. In addition, the applicant has used the fact that the site has been vacant and unused for 2 years as a form of justification for change of use to Class E, however this has been manufactured by design. The Parish Council also has concerns about the Permitted Development right for a change of use from Class E to C3 Residential after a 24 month period. In summary, the Parish Council objects to the application as it fails to comply with the following policies contained within the EFDC Adopted Local Plan: • Policy T1 (Eiv) Sustainable Transport Choices (there is a lack of clear detail regarding parking, to prove sufficient parking is available for the use option, with no parking plans included in the application). Also the ingress and egress is very close to the Zebra Crossing. It is remarkably close to the adjacent residents.

Whilst there is no longer a need for the Church, the Parish Council is aware that many local people still believe that there is a perceived need that the building could have a use within the wider community. The Parish council would wish to Speak at a Planning Committee if this application comes before it.

4	EPF/2159/24 <i>Mohinder Bagry</i>	52 High Road North Weald Bassett	Change of use from restaurant (Class E) to hot food takeaway (Sui Generis) with extraction flue to the rear.
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The Parish Council has NO OBJECTION to this Application

5	EPF/2181/24 <i>Caroline Brown</i>	2 Marconi Bungalows High Road North Weald Bassett	Proposed Ground floor 6M deep side/rear extension, Rear Dormer loft conversion with 2x Juliette balcony involving hip to gable roof extension and 2 Front dormers with 2x front Velux rooflights to the front pitch of the roof.
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The Parish Council has NO OBJECTION to this Application

P24.65 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** the decisions received from Epping Forest District Council which had previously been circulated.

P24.66 FFDC LICENCES & CONSULTATIONS

Applications – Nil.

P24.67 ANY OTHER MATTERS RELATING TO PLANNING

- Correspondence: Members Noted the details regarding EFDC Licensing
- CSW The Chairman gave a brief update on the Community Speed Watch and the Excessive Speeds in Weald Bridge Road

Meeting Closed: 8.51pm

Signed Date