



MINUTES

Meeting: PLANNING

27th January 2025

Time: 6.45pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (9) B Clegg (Chairman), A Buckley, Mrs S Jackman MBE,* R Spearman, Mrs P Etherington, C Kinnear, T Blanks, A Tyler, S Hawkins

** for part of meeting*

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance Officer

Members of the Public (7)

Members of the Press (1)

P24.98 APOLOGIES FOR ABSENCE (4)

Councillor N Bedford, M Stroud, D Wood A Irvine

P24.99 OTHER ABSENCES (1)

Cllr Born not present, but is not part of this committee.

P24.100 DECLARATIONS OF INTEREST

One- Cllr R Spearman declared an interest in application number EPF/2576/24

Councillor Spearman, left the meeting whilst the application was being discussed.

P24.101 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 6th January 2025 were **AGREED** and signed as a true record.

P24.102 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were two representations from the public regarding application number EPF/0025/25 and EPF2576/24.

P24.103 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0024/25 <i>Yee Cheung</i> (Minor FPP)	Forest Cottage, High Road, Thornwood, Epping, CM16 6LP	Proposal for the development of the site to provide 5no. new dwellings in place of the existing 2no dwellings.
The Parish Council has NO OBJECTION to this Application			
2	EPF/0025/25 <i>Samuel Finnis</i> (Other HPP)	16, Vicarage Lane, North Weald Bassett, Epping, CM16 6ET	Erection of pergola adjoining the kitchen at the rear.
The Parish Council has NO OBJECTION to this Application			
3	EPF/2576/24 <i>Sukhvinder Dhadwar</i>	Happy Grow Garden Centre and Elmcroft,	Demolition of existing buildings followed by residential development

	(Major OPP)	Thornwood, High Road, Thornwood, Essex, CM16 6LX	of up to 65 new homes (inclusive of onsite affordable housing), alterations to the existing access, car parking, open space including significant new landscaping and attenuation ponds.
<p>Prior to the discussion on this item the Chairman of the meeting expressed his concern at the number of vehicular access points along the B1393 which had been created and how these relate to the additional vehicular additional access points that have been created, and his concerns for safety.</p> <p>The Parish Council has NO OBJECTION to this Application, however does have the following comments to make. Given the amount of development in Thornwood, and taking into account the impending development at Latton Priory, the Parish Council will expect its District Councillors, EFDC, and ECC to give full consideration to reviewing the speed limit along the B1393 as a result of the cumulative development impact. The Parish Council would want to see the 30mph speed limit extended the length of the B1393, 150 metres beyond Woodside going towards Epping up to the Cross Keys. The Parish Council has spoken to the Developers regarding being part of any S106 Agreement for contributions which would cover various works to the Parish Hall at Thornwood Common and towards the Play Area at Thornwood Common, and will expect EFDC to fully support this approach.</p>			

P24.104 DECISIONS BY EPPING FOREST DISTRICT

Previously Circulated.

P24.105 FFDC LICENCES & CONSULTATIONS

None.

P24.106 PLANNING CORRESPONDENCE

None.

P24.107 ANY OTHER MATTERS RELATING TO PLANNING

None.

Meeting Closed 20.28

Signed Date