



North Weald Bassett
PARISH COUNCIL

MINUTES

Meeting: PLANNING

17th March 2025

Time: 6.45pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (5) B Clegg (Chairman), A Buckley, T Blanks, S Jackman, MBE, T Blanks

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance Officer

Members of the Public (1)

Members of the Press (1)

P24.118 APOLOGIES FOR ABSENCE (7)

Councillor N Bedford, A Tyler, P Etherington, D Wood, C Kinnear S Hawkins, A Irvine

P24.119 OTHER ABSENCES (3)

Cllrs. N Born, M Stroud

P24.120 DECLARATIONS OF INTEREST

Cllr Spearman declared an interest in any matters relating to land at the former Happy Grow Garden Centre or the Local Plan (if they came up at this meeting).

P24.121 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 7th March 2025 were **AGREED** and signed as a true record.

P24.122 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There was ONE representations from a member of the public on application number EPF/0379/25

P24.123 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0219/25 Alex Sadowsky (Minor FPP)	Mays Wish, Foster Street, Hastingwood, Harlow, CM17 9HR	Proposed replacement dwelling house.
<p>The Parish Council OBJECTS to this Application on the Grounds of Over Development and that it is out of Keeping with other properties adjacent to it. It is detrimental to its adjacent neighbours by way of its bulk and size.</p> <p>It can not be deemed to meet Grey Belt Policies due to the following:</p> <p>For a plot of land to be tested against grey belt policies, it must meet certain criteria, such as:</p> <ul style="list-style-type: none">• Previously developed land: The land should already have some form of development, like a house.			

<ul style="list-style-type: none"> Limited contribution to green belt purposes: The land should not significantly contribute to the primary purposes of the green belt, such as preventing urban sprawl or preserving the setting of historic towns <p>Policy DM9 Parts A(i), D(i)(iv), F, and I(iii)</p> <p>Whilst there is a property on this site, it is a small chalet bungalow, not a property of this size</p> <p>Added to this the size and bulk of this property would certainly add to the urban sprawl of this development.</p>			
2	EPF/0318/25 <i>Muhammad Rahman</i> (Minor FPP)	North Weald Airfield, Merlin Way, North Weald Bassett, CM16 6HR	Enclosure for substation providing electrical infrastructure to serve the permitted Control Tower Building under permission EPF/0297/24
The Parish Council has NO OBJECTION to this Application			
3	EPF/0319/25 <i>Muhammad Rahman</i> (Minor FPP)	North Weald Airfield, Merlin Way, North Weald Bassett, CM16 6HR	Installation of a gate guardian and associated works.
The Parish Council has NO OBJECTION to this Application			
4	EPF/0320/25 <i>Klajdi Koci</i> (Other CDA)	54-56, High Road, North Weald Bassett, Epping, CM16 6BY	Advertisement consent for 1 no fascia sign with logo letters fitted, various window graphics and 1 no. projector sign.
The Parish Council has NO OBJECTION to this Application			
5	EPF/0305/25 <i>Rhian Thorley</i> (Other FPP)	Mcdonalds, London Road, Hastingwood, Harlow, CM17 9LH	Erection of 2 no. of lampposts and installation of 8 rapid electric vehicle charging stations and ancillary equipment including two fully accessible EV charging bays. Associated engineering works to realign internal roadway, extension of kerb and gravel verge and relocation of tactile paving, existing bins and signage posts.
The Parish Council has NO OBJECTION to this Application			
6	EPF/0379/25 <i>Suleman Uddin</i> (Other HPP)	32, Forest Glade, North Weald Bassett, Epping, CM16 6LD	Proposed single storey rear extension, loft conversion with rear and side dormers and increase in roof ridge level by 500mm, front elevation remodelling and internal remodelling.
The Parish Council has NO OBJECTION to this Application			
7	EPF/0029/25 <i>Samuel Finnis</i> (Other HPP)	89, Beamish Close, North Weald Bassett, Epping, CM16 6JW	Rear extension and new front porch.
The Parish Council OBJECTS to this Application due to the fact that there would be a loss of a parking space, therefore insufficient parking for the dwelling. The Parish Council has been provided with photographs of parking in that area which is situated in a cu de sac and if the construction of the porch went ahead this would exacerbate the parking problem. Policy T1 part E(i)(iv)			
8	EPF/0395/25 <i>Caroline Brown</i> (Minor FPP)	North Weald Airfield Plot 7, Epping Road, North Weald Bassett, Epping, CM16 6HR	Erection of a steel portal framed aircraft hanger.
The Parish Council has NO OBJECTION TO THIS APPLICATION			

b) Applications received for information only where comments are not normally accepted (these are copied exactly as they appear on EFDC's Weekly Lists):

APPLICATIONS FOR NOTING

No	Application Number	Location	Proposal
1	EPF/0426/25 <i>Sukhvinder Dhadwar</i>	Tudor House, High Road, Thornwood, Epping, CM16 6LT	Application for approval of details reserved by conditions 7 (Bat Licence), Condition 9 (External Finishes), Condition 10 (Boundary Treatments) and condition 23 (LEMP) on planning permission EPF/0007/24 (Residential development comprising residential dwellings (Use Class C3), together with car parking, garden spaces, a flexible café/commercial use (Use Class E) with vehicular access from High Road (B1393) external landscaping and associated development).
NOTED			
2	EPF/0429/25 <i>Rhian Thorley</i>	116, Blenheim Square, North Weald Bassett, Epping, CM16 6FQ	Lawful development certificate for an existing loft conversion with roof lights to confirm that the works constituted permitted development when built.
NOTED			
3	EPF/0445/25 <i>Sukhvinder Dhadwar</i>	Rainbow And Dove Ph, Hastingwood Road, Hastingwood, Harlow, CM17 9JX	Development of both rear (North-West) and Central fields behind Public House for B8 and equestrian uses, with hardstanding, buildings and structures and use of land.
NOTED			
4	EPF/0451/25 <i>Mohinder Bagry</i> (Lawful Development Certificate: Proposed)	10, Elm Gardens, North Weald Bassett, Epping, CM16 6DR	Certificate of Lawful Development for proposed conversion of garage into habitable room.
NOTED			
5	EPF/0487/25 <i>Sukhvinder Dhadwar</i> (Approval of details reserved by a condition)	Tudor House, High Road, Thornwood, Epping, CM16 6LT	Application for approval of details reserved by condition 20 'Landscaping Details' on planning permission EPF/0007/24 (Residential development comprising residential dwellings (Use Class C3), together with car parking, garden spaces, a flexible café/commercial use (Use Class E) with vehicular access from High Road (B1393) external landscaping and associated development).
NOTED			
6	EPF/0490/25 <i>James Rogers</i> (Prior approval Part 1 Class A.1(ea): Larger home extension)	12, Beamish Close, North Weald Bassett, Epping, CM16 6JN	Prior approval for a 3.50m deep Single storey monopitch rear extension with roof lights. Height to eaves 2.56 and maximum height 3.66m.
NOTED			

P24.124 DECISIONS BY EPPING FOREST DISTRICT

These would be circulated in the next couple of weeks.

P24.125 FFDC LICENCES & CONSULTATIONS

None.

P24.126 PLANNING CORRESPONDENCE

None.

P24.127 ANY OTHER MATTERS RELATING TO PLANNING

Members were advised that the Clerk had been in contact with EFDC Enforcement in relation to the hard standing being created in the field along Hastingwood Road at the junction with Canes Lane Members would be updated at the next meeting.

Meeting Closed 19.52

Signed Date