



North Weald Bassett Parish Council

Parish Office, Queens Hall Community Centre, School Green Lane, North Weald, Essex CM16 6EJ

Tel: 07572 507591

Website: www.northweald-pc.gov.uk

Email: clerk@northweald-pc.gov.uk

Clerk to the Council
Susan De Luca

4 July 2025

PLEASE NOTE THE DATE AND TIME FOR THIS MEETING

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Wednesday 16th July 2025** at **6.45pm** in the **Parish Hall, Weald Hall Lane, Thornwood Common**, to transact the business shown in the Agenda below.

Susan De Luca
Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

2. OTHER ABSENCES

To **NOTE** any absences for which no apology has been received.

3. DECLARATIONS OF INTEREST

To **RECEIVE** any Declarations of Interest by Members

A Member with a personal interest in a matter must consider whether it is a Disclosable Pecuniary, Non-Pecuniary or Other Pecuniary Interest, and declare it accordingly. A Member who is unsure as to how to declare their interest should seek independent advice.

If it is a Pecuniary Interest, the Member with the Interest MUST leave the Room for the duration of the Discussion.

4. CONFIRMATION OF MINUTES

To **CONFIRM** the minutes of the meeting held on Monday, 16th June 2025 as attached to the agenda at **Appendix 1**.

5. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

In accordance with procedure, no speaker shall be heard unless he/she has given the Clerk notice of intention to speak by 2.00pm on the day preceding the meeting; no more than two

Meeting: PLANNING COMMITTEE

Date: 16th July 2025

members of the public may speak on any one application; there is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

6. PLANNING APPLICATIONS

To **CONSIDER** the following applications, received for the week ending Friday, 27 June 2025. (These are copied exactly as they appear on EFDC's Weekly Lists).

No	Application Number	Location	Proposal
1	EPF/0630/25 Yee Cheung	Land Adjacent 1-2 Forest Cottages, Woodside, Epping, CM16 6LG	Proposed detached two storey self-build dwelling house.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000006i7FH			
2	EPF/1267/25 Kelly Sweeney	101 Thornhill, North Weald Bassett, Epping, CM16 6DP	Single storey front extension.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008sl6z			

b) To **CONSIDER** any other urgent planning applications received since the agenda was prepared.

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

No	Application Number	Location	Proposal
1	EPF/1001/25 Muhammad Rahman	Land at North Weald Aerodrome, North Weald, Essex	Application for approval of details reserved by condition 10 (EVCP) on planning permission EPF/2478/23 (construction and operation of an operations hub comprising commercial vehicle fleet parking (including offices, storage, and vehicle maintenance hangers) and associated infrastructure including fuel island, vehicular access, internal roads and paths, parking, cycle/bin store, security fencing/gates/barriers, lighting, and landscaping).
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007q56P			
2	EPF/1150/25 Muhammad Rahman	Land at North Weald Aerodrome, North Weald, Essex	Application for approval of details reserved by Condition 11 (Hard & Soft Landscaping) on planning permission EPF/2478/23 (Construction and Operation of an Operations Hub comprising commercial vehicle fleet parking (including offices, storage, and vehicle maintenance hangers) and associated infrastructure including

Meeting: PLANNING COMMITTEE

Date: 16th July 2025

		fuel island, vehicular access, internal roads and paths, parking, cycle/bin store, security fencing/gates/barriers, lighting, and landscaping).
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008MGEP		

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

EFDC Decisions List for June was circulated to Councillors via email on 3 July 2025.

8. EFDC LICENCES

a) Applications – none received.

b) Consultations – none received.

9. PLANNING CORRESPONDENCE

Councillors are asked to note the following Appeal:

Application Number	Location	Proposal	Reason
EPF/2133/24 AP-13516 APP/J1535/W/25/3367690	Burrs Farm, Foster Street, Hastingwood, Harlow, CM17 9HP	Erection of a commercial building and construction of an associated yard (retrospective).	Against a Refusal
To view link: https://eppingforestdc.my.site.com/pr/s/detail/a0XTv000002JrkD			

For information, the Parish Council's comments made at the Planning Committee meeting held on 25 November 2024 were as follows:

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.

10. ANY OTHER MATTERS RELATING TO PLANNING

To **RECEIVE** verbal updates in relation to other issues previously discussed if responses have been received.

a) Proposed Solar Farm – Epping Upland, bordering Thornwood Common

Attached to the agenda at **Appendix 2**, is a summary of answers to questions put to the project team by Peter Charman, Clerk to Epping Upland Parish Council.

b) Proposed Solar Farm – Tawney Common - a verbal report will be given at the meeting.

c) Proposed Solar Farm – Foster Street – a verbal report will be given at the meeting.

Susan De Luca
Clerk to the Council