



North Weald Bassett Parish Council

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Clerk to the Council
Susan De Luca

6th August 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 **Monday, 18th August 2025** at **7.00pm** 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 Wednesday, 16th July 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

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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, 1st August 2025 (These are copied exactly as they appear on EFDC's Weekly Lists).

No	Application Number	Location	Proposal
1	EPF/1428/25 <i>Muhammad Rahman</i> (Major FPP) Note: application is for Epping Upland Parish, however it borders North Weald Bassett Parish	Land at Upland Road, Upland Road, Epping	The construction and operation of a solar photovoltaic ('PV') farm (up to 49.9 MW) and associated infrastructure, including inverters, DNO Substation, Customer Switchgear, cable connection, security cameras, fencing, access tracks and landscaping
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009foYM			
2	EPF/1331/25 <i>Loredana Ciavucco</i> (Other HPP)	75, Weald Bridge Road, North Weald Bassett, Epping, CM16 6ES	Removal of existing front and rear dormers, roof extension converting hip ends to gable ends, and new front and rear dormers.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv0000099NBV			
3	EPF/1401/25 <i>Yee Cheung</i>	The Poplars, Epping Road, North Weald Bassett, Epping, CM16 6LA	Temporary storage for business premises. To be removed on completion of site development.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009X1g7			
4	EPF/1417/25 <i>Muhammad Rahman</i>	Land Adjacent Horse Shoe Farm, London Road, North Weald, Harlow, CM17 9LH	Change of use of an existing agricultural building (Unit 41) to a flexible commercial use under Class R of Part 3, Schedule 2 of the GPDO 2015 (as amended). The proposed use is Class B8 (Storage and Distribution). No operational development is proposed as part of this application.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009cT2E			

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/1440/25 <i>Muhammad Rahman</i>	Land at North Weald Aerodrome,	Application for approval of details reserved by condition 13 (Bat

	North Weald, Essex	Lighting) & Condition 19 (Secured by Design) 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/a0hTv000009hGqj		

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL – None received

8. EFDC LICENCES

a) Applications – none received.

b) Consultations – none received.

9. PLANNING CORRESPONDENCE

a) Draft Community Infrastructure Levy Charging Schedule Consultation

EFDC is currently consulting on a draft charging schedule for a Community Infrastructure Levy (CIL) to be set for the Epping Forest District. The CIL is a locally set charge (referred to as a levy) on new development which the Council can choose to introduce. The levy is based on the size and type of development and once set is mandatory to pay and non-negotiable. The funds raised would be distributed by the District Council to provide infrastructure which is required to support new development within the local area. This infrastructure could include roads, transport facilities, flood defences, education facilities, medical facilities, sporting and recreation facilities, and open spaces. Currently when new development proposals are approved by the Council, it is common for an agreement to be made (known as a planning obligation, section 106 agreement or developer contribution) for developers to either provide new or improved infrastructure, or financial contributions towards the provision of new or improved infrastructure in the area. This could include highways improvements, new or improved parks and play facilities, and services and facilities such as new or improved schools and health facilities. The CIL will not replace the Council's current methods of obtaining infrastructure and funding through planning obligations. The CIL provides an additional mechanism to obtain financial contributions towards new and improved infrastructure.

The levy may be payable on development which creates a new or additional internal area, where the gross internal area of new build is 100 square metres or more. Development which is less than 100 square metres, but which involves the creation of a new house or flat, may also be liable to pay the levy. Some developments may be eligible for discretionary relief or exemption from the levy. This includes residential annexes and extensions, social housing, charitable development, and houses and flats which are built by 'self-builders'.

Councillors may recall that this was one of the factors that led this Council to reinvigorate its neighbourhood plan. For Parish Councils without a Neighbourhood Plan, the local community typically receives **15%** of CIL revenues from development in their area. For Councils with a

Neighbourhood Plan, this share increases to **25%**, and it is paid directly to the parish or town council to spend on infrastructure or anything else that supports development of the area.

Full details of the CIL can be found at:

<https://www.eppingforestdc.gov.uk/planning-and-building/community-infrastructure-levy/>.

The deadline for responding to the consultation is 5pm on Tuesday 9th September 2025.

10. ANY OTHER MATTERS RELATING TO PLANNING

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

Susan De Luca
Clerk to the Council