



North Weald Bassett
PARISH COUNCIL

MINUTES

Meeting: PLANNING

16th July 2025

Time: 6.45pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (7) B Clegg (Chairman), A Buckley, T Blanks, S Jackman MBE, N Born, R Spearman, A Tyler

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance Officer

Members of the Public (5)

Members of the Press (1)

P25.001 APOLOGIES FOR ABSENCE (8)

Councillor N Bedford, S Hawkins, P Etherington, M Stroud, P Lambert, C Kinnear, D Wood, A Irvine

P25.002 OTHER ABSENCES (0)

P25.003 DECLARATIONS OF INTEREST

There were No declarations of interest in any matters relating to the applications being discussed.

P25.004 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 16th June 2025 were **AGREED** and signed as a true record. The Chairman and Councillors asked that their thanks be minuted to the RFO for her comprehensive planning comments of that meeting.

P25.005 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There was one representation from a member of the public in relation to the Upland Road Solar Farm Application.

P25.006 PLANNING APPLICATIONS

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

| No | Application Number | Location | Proposal |
|--|-------------------------------------|---|---|
| 1 | EPF/0630/25 <i>Yee Cheung</i> | Land Adjacent 1-2 Forest Cottages, Woodside, Epping, CM16 6LG | Proposed detached two storey self-build dwelling house. |
| The Parish Council OBJECTS to this Application to the entrance being close to a bend along Woodside. The Parish Council is concerned about the speed of traffic and the ingress and egress of traffic onto the site. Also regarding the fact that there is pond on the site and the possibility of flooding. | | | |
| 2 | EPF/1267/25 <i>Kelly Sweeney</i> | 101 Thornhill, North Weald Bassett, Epping, CM16 6DP | Single storey front extension. |

| The Parish Council has NO OBJECTION to this application, subject to their being sufficient off-street parking for vehicles. | | | |
|--|--------------------------------------|--|--|
| No | Application Number | Location | Proposal |
| 3 | EPF/1175/25 <i>Yee Cheung</i> | Hastingwood Farm, Hastingwood Road, Hastingwood, Harlow, CM17 9JX | Change of use of part of existing building from ancillary residential storage to 1 no self-contained residential dwelling, with associated private amenity areas, landscaping and car parking. |
| The Parish Council has NO OBJECTION | | | |
| 4 | EPF/1258/25 <i>Mohinder Bagry</i> | 52, High Road, North Weald Bassett, Epping, CM16 6BY | Change of use from restaurant (Class E) to hot food takeaway (Sui Generis) with extraction flue to the rear. (Pizza and Burgers). |
| The Parish Council has NO OBJECTION to this application, whilst it has addressed the District Councils concerns about the flue, the Parish Council does have some concern about here the flue is located, in proximity to the dormer window, in the flat above the site, and onto properties in Bassett Gardens. | | | |
| 5 | EPF/1169/25 <i>Klajdi Koci</i> | Homefield, Woodside, Thornwood, Epping, CM16 6LE | Proposed Single Storey Wraparound Extension to Replace Existing Rear and Side Extension. |
| The Parish Council has NO OBJECTION to this Application | | | |

Applications for NOTING:

| No | Application Number | Location | Proposal |
|-------|---------------------------------------|--|--|
| 1 | EPF/1001/25 <i>Muhammad Rahman</i> | 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). |
| NOTED | | | |
| 2 | EPF/1150/25 <i>Muhammad Rahman</i> | 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 fuel island, vehicular access, internal roads and paths, parking, cycle/bin store, security fencing/gates/barriers, lighting, and landscaping). |
| NOTED | | | |
| 3 | EPF/1180/25 <i>Klajdi Koci</i> | 8, Bluemans, North Weald Bassett, Epping, CM16 6EU | Certificate Of Lawful Development for a proposed garden room. |

| | | | |
|-------|--|---|---|
| NOTED | | | |
| 4 | EPF/1247/25 <i>Suleman Uddin</i> | 40, Princes Close, North Weald Bassett, Epping, CM16 6EW | Certificate of Lawful Development for proposed hip-to-gable roof extension with associated windows and the installation of rooflights. |
| NOTED | | | |
| 5 | EPF/1281/25 <i>Suleman Uddin</i> | Little Meadows, Weald Hall Lane, Thornwood, Epping, CM16 6ND | Application for approval of details reserved by Condition 3 and granted permission on EPF/0272/24 (Change of use of land to use as a residential caravan site for 4 gypsy/traveller families, each with 2 caravans, including no more than one static caravan/mobile home per family, together with laying of additional hardstanding.) |
| NOTED | | | |
| 4 | EPF/1296/25 <i>Sukhvinder Dhadwar</i> | Tudor House, High Road, Thornwood, Epping, CM16 6LT | Application for approval of details reserved by Conditions 28 & 29 and granted permission on 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 | | | |

P25.007 DECISIONS BY EPPING FOREST DISTRICT

These had been circulated from Councillors one week ago.

P25.008 FFDC LICENCES & CONSULTATIONS

Nil.

P25.009 PLANNING CORRESPONDENCE

Councillors NOTED 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 |

Councillors were advised that 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.

AGREED – No further comments.

P25.010. ANY OTHER MATTERS RELATING TO PLANNING

Members received Reports on the following:

Proposed Solar Farm – Epping Upland, bordering Thornwood Common

Attached to the agenda was a summary of answers to questions put to the project team by Peter Charman, Clerk to Epping Upland Parish Council. Members were given a presentation by the RFO, and received a report from a local resident. It was agreed that the Parish Council would respond to the application once it appeared on the weekly list.

Proposed Solar Farm – Tawney Common

Members were given a presentation by the RFO, and confirmed that they would SUPPORT their fellow local council in their concerns.

Proposed Solar Farm – Foster Street

Members were given a presentation by the RFO. It was agreed that the developers would be invited to attend a meeting of the Developers Working Group.

P25.011 ANY OTHER MATTERS RELATING TO PLANNING

Nil.

Meeting Closed 20.14

Signed Date