



MINUTES

Meeting: PLANNING

15th September 2025

Time: 6.45pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (8) B Clegg (Chairman), A Buckley, T Blanks, S Jackman MBE, R Spearman, P Etherington, S Hawkins, A Irvine

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)

P25.022 APOLOGIES FOR ABSENCE (4)

Councillors N Bedford, P Lambert, C Kinnear, and A Tyler.

P25.023 OTHER ABSENCES (3)

Councillors M Stroud, D Wood, N Born.

P25.024 DECLARATIONS OF INTEREST

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

P25.025 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 18th August 2025 were **AGREED** and signed as a true record.

P25.026 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members of the public were present regarding EPF/1401/25, however it was agreed they could address the committee under the relevant agenda item.

P25.027 PLANNING APPLICATION EPF/1401/25 (originally considered at the Planning Committee Meeting held on 18th August 2025).

The Chairman explained that this planning application had been considered at the August meeting, with the committee agreeing a no objection response. The Chairman invited the member of the public to address the Committee. The member of the public provided some additional context to the site, along with pictures, advising that there were in fact a further three containers already on the site, along with considerable paraphernalia and items strewn across the site. They advised that the Corporation of London had to attend site and place barriers in the way of large wooden tree trunks on the verge to stop people associated with the site from parking on the verge. In addition, it seemed as though the additional three containers could possibly be being used as a workshop of some sort, with the containers being connected to the electricity and the sound of cutting and machinery being heard regularly.

The PFO explained that there were in effect two issues. The first was whether or not Councillors felt that additional information had come to light which may cause them to reconsider their original response to the application, which was for *‘Temporary storage for business premises. To be removed on completion of site*

development.’ The second issue was whether or not there was activity on the site which was being conducted without the relevant planning permission being in place, and if this activity should be reported to EFDC Enforcement for further investigation.

Councillors reviewed the full detail of the planning application, which was clearly for a storage unit comprising one unit 10m x 3m for storage only. The supporting documentation supplied with the original application certainly did not give an accurate representation of the site as it was presently, with pictures clearly submitted when the site was clear of this additional debris and paraphernalia. Councillors noted that the site was within the green belt, and was adjacent to a SSSI. The PFO explained that the EFDC website now had an extended deadline for consultation responses of 30th September 2025. Councillors felt that in light of the additional evidence provided, they wished to withdraw their original response, and issue the following objection:

REVIEW	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.
<p>In light of additional information received, the Parish Council withdraws its original comment, and now OBJECTS to this application. The original information provided by the applicant did not give an accurate, full account, of the activity on the site. The cumulative impact of adding the proposed temporary storage container which formed part of EPF/1401/25 onto a site which already has a minimum of 3 additional storage containers is excessive and would have a detrimental impact on both the Green Belt and adjacent SSSI. This would be contrary to EFDC Local Plan policy DM4 Green Belt and Policy SP6 The Natural Environment, Landscape Character and Green and Blue Infrastructure.</p> <p>The latest information on the EFDC planning portal shows that the site was last classified as B1 use, meaning it would now potentially be classed as Class E, B1 having been subsumed into the broader Class E. Class E has a fairly broad scope, however class E(g)(iii) seems the most likely current use of the site, which is “Industrial processes which can be carried out in any residential area without causing detriment to the amenity of that area”. It is understood that some of the storage containers on the site may be being used as workshops, which is creating a significant noise nuisance for neighbouring properties, let alone those using the SSSI for recreational purposes. Furthermore there is pictorial evidence of burning taking place on the site, seemingly of a substance giving off toxic fumes, which would have a detrimental effect on the environment and the adjacent SSSI. Metalworking under E(g)(iii) would not be acceptable if:</p> <ul style="list-style-type: none"> • It generates noise, vibration, fumes, or dust that could disturb nearby residents. • It involves heavy machinery or intensive fabrication. <p>The Parish Council is prepared to attend and speak at any planning committee meeting at which this application is discussed.</p> <p>In addition, the Parish Council intends to raise a matter with Enforcement to address any unauthorised activity on site.</p>			

P25.028 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0800/25 <i>Yee Cheung</i>	Chase Farm, Vicarage Lane, North Weald Bassett, Epping, CM16 6AL	Erection of two light industrial units (Use Class E(g)(iii)). Associated Sheffield cycle stands
<p>The Parish Council OBJECTS to this application for the following reasons:</p> <p>The proposal site is located within the North Weald Bassett Masterplan Area and is identified as NWB.R4. The purpose of the North Weald Bassett Masterplan was to shape the proposals that will come forward through subsequent planning applications for each of the allocated sites, which are expected to respond positively to the placemaking and spatial principles set out within the document. Paragraph 9.1 of the masterplan sets out that “<i>To achieve the outcome of a well-planned, integrated</i></p>			

place with phased infrastructure delivery, all applications will be brought forward in accordance with the requirements of the SMF..... which will provide a framework for future planning applications to ensure a consistent and seamless approach across the SMF area". The further intensification of the Chase Farm Industrial area is not conducive to creating a cohesive, well designed place, potentially resulting in an unattractive, noisy, industrial space within the social heart of the masterplan area. This has the potential to cause long term issues for the new residents of the masterplan area. Within the masterplan vision, Chase Farm is surrounded on all three sides by green corridors, set out within the masterplan to create peaceful, tranquil areas of informal play and recreation. To intensify industrial activity on the site will reduce this sense of calm which is the intended purpose of these green corridors, as set out within the masterplan which states *'With careful design and management, these spaces could perform multiple functions such as play, biodiversity, climate resilience, drainage and **health and wellbeing**'*.

There are also concerns as to exactly what the units would be used for, and the allocation of only 7 parking spaces for the new buildings, which whilst potentially meeting ECC standards, is in reality nowhere near sufficient to cater for 7 units. We also note there is no noise support submitted, along with gaps to enable a sufficient habitats regulation assessment to be completed.

In summary the application fails to comply with EFDC Policy P6, as well as the adopted supplementary planning document North Weald Bassett Masterplan. The site is not allocated within the Local Plan as a designated employment site, and as such its intensification should not be supported.

The Parish Council is prepared to attend and speak at any planning committee meeting at which this application is discussed.

2	EPF/1664/25 <i>Caroline Brown</i>	11 Woodfield Terrace, High Road, Thornwood, Epping, CM16 6LL	Retrospective application for the continued use of existing outbuilding.
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The Parish Council **OBJECTS** to this application. The site has over the past 17 years undergone a considerable change which has now effectively created three properties at the one address (numbers 11, 11A and 11B). The proposed building is thought to be more than an outbuilding, and may in fact be being used as a separate dwelling, with evidence of washing regularly being hung out to dry at the location. The Parish Council is not satisfied that this is simply an outbuilding, but is in fact being used as a separate property. In addition, Google Earth does not seem to support that the building has been there since 2020, with no sign of the structure as at February 2021. As such, this represents overdevelopment in the Green Belt, by introducing a further built form to the open space. In addition, the site is within a Flood Zone 3. As currently presented, this application is contrary to EFDC Local Plan Policy DM4 Green Belt, and Policy DM15 Managing and Reducing Flood Risk.

3	EPF/1680/25 <i>Sukhvinder Dhadwar</i>	North Weald Airfield, Merlin Way, CM16 6HR	Change of use the land to parking and ancillary uses associated with North Weald market for a temporary period of five years.
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The Parish Council **OBJECTS** to this application. The Parish Council has for the past 2 years, been liaising with EFDC with regard to the significant traffic congestion caused by the North Weald Market traffic to residents of North Weald, and users of the A414 / M11 Junction 7 roundabout, and beyond. To date, no agreeable solution has been forthcoming. The sale of land to Google means a significant proportion of the parking area currently used for the market will be lost. This area to be lost is at least 4.84 hectares, with further land lost which can (and is) used as overspill parking when the market is busy. The proposal is to replace this lost area with an alternative location for parking, measuring approximately 2.24 hectares, roughly half the size of the current area used. Whilst the application states that there will be a 'net reduction in the area to be used for an outdoor market and associated parking', this is directly as a consequence of losing the land to google. The application does **NOT** state that the market will be reduced in size, nor does it indicate that the resultant traffic for the market will, or could be, reduced. As a direct result, this will simply lead the same number of vehicles trying to park in a space half the size, leading to further congestion on local roads, causing significant problems. The applicant states that a temporary permission for 5 years is required to preserve the future operation of North Weald Market on the site, and to provide flexibility to the site owner to allow the Council to consider the implications of this change. This is not sufficient justification to create a situation which will have a considerable negative impact on the functional, safe operation of local roads.

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4	EPF/1783/25 <i>Yee Cheung</i>	57, High Road, North Weald Bassett, CM16 6HW (Former Methodist Church)	Part demolition and extension of existing office building, revised parking area and external details, including EV charging point and landscaping.
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The Parish Council **OBJECTS** to this application for the following reasons:

1. The use of the site is set at Class E (g)(i) office use, however the application indicates two roller shutters will be installed, one at the back and one at the side, both of which are adjacent to properties. As a general rule, roller shutters are not normally a feature of office buildings, and the applicant has not justified why these are needed. It could suggest there would be loading and unloading of various materials from these access points. Roller shutters would result in a visually intrusive and industrial appearance of the building that is not in keeping with the character of the building or surrounding area. It could also undermine the professional and administrative nature of Class E(g)(i) office use. It would certainly disrupt not only the quiet working environment expected in office settings, but also become a nuisance to the two neighbouring properties – numbers 55 and 59a High Road. This is contrary to EFDC Policy DM9 High Quality Design part I(iii) as it is detrimental to the living conditions of neighbouring occupiers and the occupiers of the proposed development.
2. Whilst the applicant may have complied with the Essex Design Guide in terms of how far back the electric gate is in relation to the High Road, they have failed to consider the location of the pedestrian crossing less than 1m from entrance point to 57 High Road. By allowing a vehicle to wait over a footpath at this location will potentially create a safety issue by hindering the view of westbound traffic to determine if a pedestrian is waiting to use the crossing. This application fails to comply with EFDC Local Plan policy T1 Sustainable Transport Choices Part E(i) as it compromises highway safety.
3. The applicant has provided 9 car parking spaces. According to the Essex Parking standards, a total of 9.03 is required based on the size of the development. Concern is raised that three of these spaces are positioned so that at any one time, 2 of the vehicles would in effect be blocked in. EFDC Local Plan Policy T1 Sustainable Transport Choices (part E) states that Development will be permitted where it can be demonstrated that it provides appropriate parking and servicing provision in terms of amount, **design** and **layout**.....and mitigates any impact on on-street parking provision within the locality. This application is clearly a poor design in terms of parking. Furthermore, the applicant also suggests that further parking opportunities exist at the shopping parade opposite the site, which is totally unacceptable. It should be noted that the parking at the shopping parade is in fact private land and private parking, and this suggestion is akin to third parties actively directing people to park within the car park of number 57 High Road itself, which we are sure the applicant would not find acceptable. To actively suggest this additional parking is unacceptable, and shows a clear failure to adequately mitigate the impact of parking within the locality.

The Parish Council is prepared to attend and speak at any planning committee meeting at which this application is discussed.

5	EPF/1667/25 <i>Klajdi Koci</i>	63, Queens Road, North Weald Bassett, Epping, CM16 6JF	First floor extension over existing ground floor side extension.
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The Parish Council has **NO OBJECTION** to this application.

6	EPF/1707/25 <i>Klajdi Koci</i>	17, Hows Mead, North Weald Bassett, Epping, CM16 6HB	Proposed dormer roof extension, Hip to gable extension and front rooflight.
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The Parish Council has **NO OBJECTION** to this application.

7	EPF/1755/25 <i>Muhammad Rahman</i>	Foster Street, Hastingwood, Harlow	Request for Environmental Impact Assessment (EIA) Screening Opinion - Proposed Development of a Solar
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			Photovoltaic (PV) Farm with Associated Infrastructure, at Land to the west of Foster Street, Harlow, CM17 0PF, connecting to an existing Point of Connection (PoC) at KAO Data's Harlow Campus.
<p>The proposed application site covers a substantial area of land, 53 hectares in size, and the development would result in a significant change to the local landscape. A solar farm of this size has the potential to affect:</p> <ul style="list-style-type: none"> • Biodiversity, including disruption to habitats, species migration routes, and potential harm to protected flora and fauna. • Hydrology and Flood Risk, due to changes in land permeability and surface water runoff. • Landscape and visual amenity, with wide-reaching impacts on views from public rights of way and nearby residential areas, some of which are heritage assets. • The safety of operation of both North Weald Airfield and Stansted Airport, given the likelihood for glare. • Cumulative local impact, given there are proposals for solar farms close to this application site. <p>A full EIA would ensure that these issues are properly assessed, mitigated, and consulted on. It would also provide transparency and allow the community to engage meaningfully with the planning process. The Parish Council urges EFDC to require a full Environmental Impact Assessment before determining this application.</p>			
8	EPF/1814/25 <i>Suleman Uddin</i>	53, Hampden Close, North Weald Bassett, Epping, CM16 6JX	Conversion of car port to garage.
<p>The Parish Council OBJECTS to this application. The Essex Design Guide sets out that the minimum internal garage size is 7m x 3m, whereas parking spaces for communal car ports should be at least 5.5m x 2.9m. According to the drawings submitted, the space of the car port is 5.73m x 2.83m. To enclose this section of car port to create a garage would result in an internal area of 5.1m x 2.17m, significantly smaller than the required size for a garage. This would result in an impractical space to comfortably store a car, as well as failing to provide adequate space to both enter and exit the car using the doors. In addition, the creation of a brick wall would reduce the active surveillance of this open car port from the main road, resulting in an increased risk of antisocial behaviour. This application fails to comply with EFDC Local Plan Policy T1 Sustainable Transport Choices, and the Essex Design Guide which states that car ports should be overlooked by at least some dwellings or footways in regular use, in order to discourage car-related crime.</p>			

P25.028 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

The decision list for August circulated via email to Councillors on 2nd September.

P25.029 EFDC LICENCES

- a) Applications – none received.
- b) Consultations – none received.

P25.030 PLANNING CORRESPONDENCE

The Clerk advised that the deadline for the Community Infrastructure Levy had been extended, however this Parish Council had already submitted their response.

P25.031 ANY OTHER MATTERS RELATING TO PLANNING

Nil.

Meeting Closed 20.15

Signed Date