



North Weald Bassett
PARISH COUNCIL

MINUTES

Meeting: PLANNING

20th October 2025

Time: 7.25pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (9) B Clegg (Chairman), A Buckley, T Blanks, R Spearman,
P Etherington, S Hawkins, A Tyler, A Irvine, N Born

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance Officer

Members of the Public (0)

Members of the Press (0)

P25.032 APOLOGIES FOR ABSENCE (2)

Councillors N Bedford, P Lambert.

P25.033 OTHER ABSENCES (4)

Councillors M Stroud

Apologies were received from Councillors S Jackman, MBE, D Wood, C Kinnear (were received by the Clerk by email, but were received too late to be reported to the meeting.).

P25.034 DECLARATIONS OF INTEREST

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

P25.035 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 15th September 2025 were **AGREED** and signed as a true record.

P25.036 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO REPRESENTATIONS from Members of the public.

P25.037 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1680/25 Full Planning Permission Re-consultation	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.
The Parish Council has reconsidered this application, taking into account the new information and reviewed against this Council's previous objection, and would like to make the following additional comments: 1. The Parish Council understands this application is specifically for the provision of a 2.3ha area of land for additional parking on the airfield for the market, however it is intrinsically linked to the number of vehicles using the market, and the impact on the surrounding roads. It would be			

incredibly short sighted and irresponsible of either statutory consultees, or decision making parties, not to adequately consider the associated impact on the Highway.

2. Reducing the market size will not in of itself reduce the number of people (and thus mainly vehicles) attending. The market reduction will take a considerable number of months to bed in to affect a reduction in the number of vehicles visiting site, which is the main concern of the Parish Council. In the meantime / short-term, this will mean the same number of vehicles visiting the market. Whilst the applicant has in place a programme of additional signage, this does not fully address the issue of the Canes Lane roundabout, which becomes gridlocked, and causes the majority of local issues. This needs to be addressed.
3. Temporary permission of 5 years is too long, considering the aspirations of the North Weald Airfield Masterplan. It is suggested that either 2 or 3 years should be the maximum timeframe should permission be granted, after which time if necessary the applicant has a right to submit a further application for review.

Other than these additional points, the Parish Councils original objection **remains in place**, and it is the intention of the Parish Council to attend and speak at Committee A.

2	EPF/1997/25 <i>Alex Sadowsky</i> (FPP)	Blakes Golf Club, Epping Road, North Weald Bassett, Epping, CM16 6RZ	Retrospective application for a driving range.
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The Parish Council has **NO OBJECTION** to this application.

3	EPF/2031/25 Suleman Uddin (CDA)	Shell Garage, London Road, Harlow, CM17 9LH	Advertisement consent for freestanding digital 48 sheet advertisement.
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The Parish Council **OBJECTS** to this application. The proposed location and size of this advertisement equipment would be extremely distracting to highway users, especially considering there is a right hand turn into London Road a very short distance after where the sign would be located. This would result is vehicles being distracted and potentially not seeing the slowing of vehicles turning right. This application is contrary to EFDC Local Plan policy T1 part A(v) as it does not promote safety on the road network, and in fact makes it dangerous.

4	Re-consultation EPF/1793/24 <i>Kelly Sweeney</i> Outline planning permission: Some matters reserved	Land at Latton Priory, north of Rye Hill Road (Allocation Site SP4.1)	Application details below.
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Amended submission received-30-day consultation under the EIA Regulations NOTIFICATION OF PLANNING APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT TOWN AND COUNTRY PLANNING ACT 1990 (as amended) TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 Mixed Use Development delivered in phases comprising of up to 1,340 dwellings (use class C3); Residential Care and Supported Accommodation (C2), mixed use local centre (comprising Commercial, Business and Service Uses (Class E (a), (b), (c), (f) creche/nursery (g) offices, and (e) medical/health services), residential uses (C3), residential institutions (C2), Local Community Uses (F2(b)), hot food takeaways, public house, wine bar (sui generis), mobility hub); Traveller pitches (5); Learning and Non-residential institutions (Class F1) including 2FE primary school (with early years and childcare provision) and secondary school (with provision for indoor sport, recreation or fitness use and associated sports pitches); Suitable Alternative Natural Greenspace (SANG) Green Infrastructure including formal (including playing fields with changing facilities and associated infrastructure) and informal open space, allotments, play space (including Neaps/Leaps/MUGA), walking and cycling routes, amenity greenspace, parks and gardens, natural/semi natural greenspace, new and retained landscape and woodland, biodiversity enhancements); sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes (including new vehicular access points from Rye Hill Road

and B1393 London Road; car parking; engineering works (including ground modelling); demolition and other supporting ancillary infrastructure (including utilities, pumping stations, lighting electricity substations and secondary mobility hubs)" (all Matters Reserved except Junctions onto Rye Hill Road and B3193 (London Road)) (a phased development each phase being separate and severable part of the development).

PARISH COUNCIL RESPONSE:

The Parish Council has reviewed the new information provided by the applicant, and has the following additional comments to make. These should be read in conjunction with the Parish Councils original **OBJECTION** which remains the current position of the Parish Council. The Parish Council is prepared to attend and speak at any EFDC Planning Committee meeting at which this application may be heard.

1. The application continues to fail to put in place arrangements for the Sustainable Transport Corridor (STC) which is fundamental to the success of both the HGGT and the Latton Priory Development, in order to effect the required modal shift. The applicant has made it clear that they are not in a position to apply for or deliver the STC Connector, and has suggested they would put in place a 'complementary scheme' along Fern Hill Lane. Whilst it is appreciated that elements of the creation of the STC may be outside the control of the applicant, this does not represent an excuse to allow planning permission to be granted. If the STC cannot be created, the development would not be sustainable meeting the vision and principles of the Harlow and Gilston Garden Town, and thus **must not be permitted**.
2. The Parish Council does not support the suggestion that the London Road B1393 junction into the development would be created prior to the occupation of 550 units. Whilst it is acknowledged that this represents a reduction from the previous suggestion of 800 units, it nonetheless remains unacceptable. This junction is vital to the success of the development, both in terms of the construction phase, and operation phase. This should be in place at the start of development. Without this, construction lorries would either use Rye Hill Road (which is entirely unsuitable), or be required to navigate Harlow, the A1169, Paringdon Road, and then Rye Hill Road. Again, this entirely unsuitable and makes absolutely no sense.
3. Further consideration needs to be given to the design of the London Road B1393 junction in terms of there being no right hand turn. It is accepted that this is probably primarily to stop the Latton Priory development being used as a rat run from Harlow, however all that will happen is vehicles will use either McDonalds itself, or the small roads near to McDonalds, to complete a U-turn in order to travel south to Epping. In addition, the applicant suggests that they are prepared to financially contribute to an M11 scheme involving changes to the Canes Lane Junction. This does not address the impact of traffic from the Latton Priory development on this junction. No evidence has been presented at this stage which has satisfied National Highways that this additional traffic can be safely accommodated.
4. With regard to the proposed changes in Bus Services, the Parish Council acknowledges the suggestion of an increase in the suggested services, but this simply does not go far enough. As mentioned previously, the success of this development depends on the modal shift and its sustainability principles. In order for this to be embedded, a regular, frequent bus service offer must be in place from the start of the development, not only for the new residents, but for the hundreds of workers that will be on site. Without the bus service from the start, the contractors and workers will have no alternative but to drive to site – again, going against the principles of sustainability. The proposals simply do not go far enough to provide this offer to the new residents during the operational phase, nor for work associated with the development itself.

Once again, the Parish Council would like to make it clear to those deciding this application that the need meet targets for housing numbers **should not be at the expense of creating a development which is not well designed, sustainable, and has longevity**. The two come in tandem and the long term success of a development depends on it being properly designed, not rushed through. The application as presented remains non policy compliant on numerous levels, none more so than it fails

to meet the principles of the Harlow and Gilston Garden Town or the EFDC Local Plan, and as such should be refused.

It should also be noted that the developers of the Latton Priory development have not engaged with the parish council directly for over a year, and that the Parish Council was only reconsulted on this application after accidentally discovering a reconsultation was in place. EFDC had not advised the Parish Council of the reconsultation.

5	EPF/2079/25 <i>Klajdi Koci</i> (HPP)	81, Weald Bridge Road, North Weald Bassett, Epping, CM16 6ES	Proposed raised roof extension with front and rear dormers, garage conversion to habitable space and externally insulated render boards along with associated internal alterations.
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The Parish Council has **NO OBJECTION** to this application.

6	EPF/1337/25 <i>Robin Hellier</i> (Consent under TPO)	Land behind 284 High Road, North Weald Bassett, Epping, CM16 6EQ	TPO/EPF/99/10 T1 Oak - Crown reduce by up to 3m, as specified. NB: The permitted specification of works is detailed in the conditions below.
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The Parish Council has **NO OBJECTION** to this application, subject to Tree Officer consent.

ITEMS FOR NOTING

The following applications were NOTED by Members:

No	Application Number	Location	Proposal
1	EPF/1856/25 <i>James Rogers</i>	120, High Road, North Weald Bassett, Epping, CM16 6BY	Prior approval for a 4.5m rear extension, height to eaves 3m and maximum height 3m.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000BGdjr			
2	EPF/2107/25 <i>Klajdi Koci</i>	Lynton House, Hastingwood Road, Hastingwood, Harlow, CM17 9JU	Certificate of Lawful Development for existing double garage and shipping container.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000CCJw1			

P25.038 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

The decision list for August circulated via email to Councillors on the 4th October.

P25.039 EFDC LICENCES

a) Applications – none received.

b) Consultations – none received.

P25.040 PLANNING CORRESPONDENCE

The Clerk has received notification from EFDC of the following Appeals:

Site Address	White Cottage, Harlow Common, Hastingwood, Harlow, CM17 9NF
Description	Gravel hard standing formed on an access way on land adjacent to White Cottage CM17 9NF
Appeal Reference	APP/J1535/W/25/3372029
Start Date	03/10/2025
Appeal Procedure	Written Representations

Site Address Woodside Lodge, 9 Woodside, Thornwood, Epping, CM16 6LH
Description Replacement of existing boundary fence and gate with brick walls and gate.
Appeal Reference APP/J1535/D/25/3373204
Start Date 03/10/2025

Members will support the District Council in these Appeals.

P25.041 ANY OTHER MATTERS RELATING TO PLANNING

Members were reminded that another meeting that following this evenings presentation by Google, another meeting will be necessary before they present their Planning Application to the District Council.

Meeting Closed 20.27.

Signed Date