



North Weald Bassett Parish Council

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Clerk to the Council
Susan De Luca

8th December 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, 15th December 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, 10th November 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 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, 5th December 2025. (These are copied exactly as they appear on EFDC's Weekly Lists).

No	Application Number	Location	Proposal
1	EPF/2284/25 <i>Mohinder Bagry</i> (FPP)	52, High Road, North Weald Bassett, Epping, CM16 6BY	Change of use from restaurant (Class E) to hot food takeaway (Sui Generis) with ventilation to the rear.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000D4S1R			
2	EPF/2304/25 <i>Robin Hellier</i> (CTPO)	52, Tempest Mead, North Weald Bassett, Epping, CM16 6DY	TPO/EPF/40/98 T50: Common Ash (T50) - Crown reduce height and lateral spread by up to 3m, as specified. NB: The permitted specification of works is detailed in the conditions below.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DCRg7			
3	EPF/2352/25 <i>Kelly Sweeney</i>	76, Weald Bridge Road, North Weald Bassett, Epping, CM16 6ES	Demolition of buildings and construction of self-build chalet style dwelling.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DWBSM			
4	EPF/2403/25 <i>Yee Cheung</i> (FPP)	Shonks Farm, Mill Street, Hastingwood, Harlow, CM17 9JQ	Proposed barn conversion to dwelling with associated extension, cart lodge and garage (Amendment to implemented scheme under EPF/2594/16 and EPF/2605/16).
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DICMP			
5	EPF/2405/25 <i>Yee Cheung</i> (LBC)	Shonks Farm, Mill Street, Hastingwood, Harlow, CM17 9JQ	Grade II listed building consent for proposed barn conversion to dwelling with associated extension, cart lodge and garage (Amendment to implemented scheme under EPF/2594/16 and EPF/2605/16).
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DIF4A			

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/2277/25 <i>Muhammad Rahman</i> (DRC)	Sunnyside Pt Os 956, Kents Lane, North Weald Bassett, Epping, CM16 6AX	Approval of Conditions 3 (Drainage), 5 (Materials), 7 (Hard and Soft Landscaping), 8 (Tree Protection) and 10 (Ecological Enhancement) attached to EPF/2127/24 (Rebuilding to form 2 bed dwelling (Revised application to EPF/0928/22)).
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000D1mj5			
2	EPF/2356/25 <i>James Rogers</i> (Prior approval Part 1 Class A.1(ea): Larger home extension)	126, High Road, North Weald Bassett, Epping, CM16 6BY	4.5m rear extension
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000DX8wz			
3	EPF/2411/25 <i>James Rogers</i>	11, Oak Piece, North Weald Bassett, Epping, CM16 6JH	6M GROUND FLOOR REAR EXTENSION. ALL THE EXTERNAL MATERIELS TO MATCH AS EXISTING. PROPOSED WALLS, BRICK, BLOCK CAVITY TO MATCH AS EXISTING. PROPOSED BIFOLD DOOR, UPVC DOUBLE GLAZED TO MATCH AS EXISTING. PROPOSED FLAT ROOF, HIGH QUALITY FELT FINISH WITH ROOFLIGHT MAXIMUM PROJECTION 150mm ABOVE EXISTING ROOF PLANE.
To view link: https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000Dp4dB			

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

EFDC Decision List for October and November have been circulated via email.

8. EFDC LICENCES

a) **Applications** – none received.

b) **Consultations** – none received.

9. PLANNING CORRESPONDENCE

The Clerk has received notification from EFDC of the following planning appeal:

Site Address	Land Adjacent 1-2 Forest Cottages, Woodside, Epping, CM16 6LG
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Meeting: PLANNING COMMITTEE*Date:* 15th December 2025

Description	Proposed detached two storey self-build dwelling house.
Appeal Reference	APP/J1535/W/25/3376110
Appellant	mr H Wellford
Start Date	27/11/2025
Appeal Procedure	Written Representations

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