



North Weald Bassett Parish Council

Parish Hall at Thornwood Common, Weald Hall Lane, Thornwood, Essex CM16 6NB

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Clerk to the Council
Susan De Luca

17th January 2024

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 **Thursday, 25th January 2024** 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 Thursday, 14th December 2023, 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 12 January 2024.
(These are copied exactly as they appear on EFDC's Weekly Lists).

No	Application Number	Location	Proposal
1	EPF/1993/23 <i>Caroline Brown</i>	9a Church Lane North Weald Bassett	Application for variation of condition 2 plan numbers of EPF/0629/22 (Construction of 2 storey detached dwellinghouse).
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XJLG			
2	EPF/2651/23 <i>Nathaniel Raimi</i>	Magnolia Cottage Silver Birch Avenue North Weald Bassett	"Removal of side lean-to Side extension of existing single storey rear extension and installation of roof lantern"
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000OC1			
3	EPF/2738/23 <i>Kelly Sweeney</i>	The Willows Foster Street Hastingwood	Proposed single storey porch, single storey rear and first floor rear extensions and alterations with cladding and regeneration of external materials
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000WpV			
4	EPF/2751/23 <i>Robin Hellier</i>	1 Wing Close Bader House Epping Road North Weald Bassett	"TPO/EPF/02/99 T1: Sycamore - Crown reduce, as specified. T2: Beech - Crown reduce, as specified. T3: Sycamore - Crown reduce, as specified. T4: Lime - Crown reduce, as specified. T5: Sycamore - Crown reduce, as specified."
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000YbB			
5	EPF/2626/23 <i>Callum Wright</i>	48 School Green Lane North Weald Bassett	Single storey Infill extension to front elevation.
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000MdF			
6	EPF/0001/24 <i>Kelly Sweeney</i>	Marshalls Farm Woodside Thornwood	Resubmission of EPF/0989/23 (Removal of existing close boarded fence and replacement with 1m high ranch-style fencing affixed to 1.2m high posts with wire mesh behind to demark the boundary line adjacent the highway)
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000rif			

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7	EPF/0007/24 <i>Sukhvinder Dhadwar</i>	Tudor House High Road Thornwood	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
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000slB			
8	EPF/0013/24 <i>Nicola Bickerstaff</i>	Glovers Barn Glovers Lane Hastingwood	New Cart-Lodge extension to side of barn
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000thF			
9	EPF/0014/24 <i>Nicola Bickerstaff</i>	Glovers Barn Glovers Lane Hastingwood	Grade II listed building application for a new Cart-Lodge extension to side of barn
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000tir			

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/2698/23 <i>Callum Wright</i>	Land adjacent to Shell Garage Harlow	Application for approval of details reserved by condition 4'Foul and Surface Water', condition 5'Contamination' and condition 6'Construction Management Plan' on planning permission EPF/2760/22 (Application for a proposed demolition of the former Bollywood Dreams Indian Restaurant building and the erection of a new Starbucks drive-thru with a dedicated ultra rapid EV charging area).
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000SSX			
2	EPF/2763/23 <i>Caroline Brown</i>	68 Weald Bridge Road North Weald Bassett	Certificate of lawful development for a proposed garage conversion to habitable room.
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv0000000ZXF			

d) For noting, application for neighbouring parish (bordering North Weald Bassett)

No	Application Number	Location	Proposal
1	EPF/2470/23 <i>Nicola Bickerstaff</i>	Phoenix Epping Hotel Epping Road Epping	Addition of dormers and rooflights with extension to existing stair core to facilitate use of further floor of accommodation to provide 18 new rooms.
To view link: https://eppingforestdcpr.force.com/pr/s/planning-application/a0hTv00000005MH			

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

EFDC Decision List for December circulated via email to all Councillors on 3rd January.

8. EFDC LICENCES

a) **Applications** – none received.

b) **Consultations** – none received.

9. PLANNING CORRESPONDENCE

The Clerk has received the following notifications from Epping Forest District Council, which Councillors are asked to **NOTE**:

a) Tree Preservation Order TPO/EPF/01/24 At: Forest Cottage, High Road, Thornwood, Epping, CM16 6LP

The Council has made the above Order which protects the tree(s) described on the Schedule and indicated on the plan (attached at **Appendix 2**) on the grounds that the tree(s) concerned is/are of public amenity value. The effect of a tree preservation order is to prohibit the felling, lopping, topping, etc., of the tree(s) specified unless the prior written consent of the Council is obtained.

b) Householder Appeal at 10, Vicarage Lane, North Weald Bassett, Epping, CM16 6ET

Site Address	10, Vicarage Lane, North Weald Bassett, Epping, CM16 6ET
Description	Two hip to gable conversion complete with clipped hip to top junction. Rear catslide dormer to facilitate new first floor bedrooms and associated bathroom / en-suite.
Appeal Reference	APP/J1535/D/23/3332789
Start Date	11/01/2024

An appeal has been made to the Secretary of State against the District Council's decision to refuse planning permission for the proposed development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for the Parish Council to submit further comments. The District Council will however forward copies of all representations made to them in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal.

Councillors are reminded that the following comments were made by this council:

Application No.	Location	Proposal
EPF/1597/23	10 Vicarage Lane North Weald Bassett	Two hip to gable conversion complete with Clipped hip to top junction. Rear catslide dormer

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		to facilitate new first floor bedrooms and associated bathroom / en-suite.
The Parish Council OBJECTS to this Application on the grounds that it is out of keeping with the Street Scene, and due to its Mass and Bulk it is overpowering in the street scene and detrimental to the amenity of neighbouring residents.		

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