



MINUTES

Meeting: PLANNING

11th April 2022

Time: 7.30pm

Venue: HELD REMOTELY VIA ZOOM.

PRESENT:

Councillors: (10) B Clegg (Chairman), A Buckley, Mrs D Wood, R Spearman, T Blanks, Mrs A Grigg, Mrs S Jackman MBE, A Tyler, A Irvine, Mrs P Etherington

Officers in Attendance (1)

Adriana Jones – Principal Administrative Officer (Meeting Clerk)

Members of the Public (0)

Members of the Press (1)

P21.103 APOLOGIES FOR ABSENCE (1)

Apologies received from Councillor G Mulliner.

P21.104 OTHER ABSENCES (3)

Other absence of Cllr Stroud. Cllr Bedford and Cllr Hawkins are not part of this committee.

P21.105 DECLARATIONS OF INTEREST

None.

P21.106 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 22nd March 2022 had been circulated and were **AGREED** and signed. The committee thanked the Clerk for her comprehensive response to EPF/0332/22.

P21.107 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Councillors were reminded that written representations had been received from a member of the public regarding EPF/0346/22, a copy of which had been circulated to Councillors prior to the meeting. The meeting Clerk also advised that verbal representations had been received regarding EPF/0659/22 (detailed under item 6(c) of the agenda), and that the meeting Clerk had advised the resident to respond directly to Epping Forest District Council.

P21.108 PLANNING APPLICATIONS

a) The following comments on Planning Applications were **AGREED**:

No	Application Number	Location	Proposal
1	EPF/0396/22 <i>Marie-Claire Tovey</i>	Copper Beech Harlow Common Hastingwood	Demolition of existing dwelling and erection of 2 no. detached dwellings with garaging.
The Parish Council OBJECTS to this application on the grounds of overdevelopment in the Green Belt. Whilst it is noted that the application reduces the number of dwellings proposed, the development does not constitute infill as per the definition in the NPPF, and the size of dwellings when compared to the size of the current property is such that it will have a greater impact on the Green Belt than the current situation represents.			

2	EPF/0479/22 <i>Caroline Brown</i>	20 Church Lane North Weald Bassett Mrs Laura Shone	Single storey front extension to accommodate a disabled relative
The Parish Council has NO OBJECTION to this application.			
3	EPF/0536/22 <i>Alastair Prince</i>	31 Forest Glade North Weald Bassett Ms Jessica Hillier	Proposed roof extension to allow for a loft conversion with three (3) dormers.
The Parish Council has NO OBJECTION to this application.			
4	EPF/0447/22 <i>Alastair Prince</i>	Brook Cottage 60 Weald Hall Lane Thornwood Mrs Rosemary Mathias	Grade II listed building application for remedial works to solve damp issue.
The Parish Council has NO OBJECTION to this application, subject to listed building officer consent.			
5	This application is listed for the parish of Theydon Mount, however the property is on the border with North Weald Bassett EPF/1452/21 <i>Caroline Brown</i>	Carisbrook Farm Kiln Road North Weald Bassett Mr Henry E Woolhead	Outline consent for removal of the commercial use, including all buildings, concrete bases, hard standing and all associated materials. Removal of static mobile home, ancillary buildings, hardstanding etc, redevelopment of the site to provide x 7 no. dwellings with gardens & car parking, improvement of site access, with new access road and ancillary works. (Revised application to EPF/1537/19)
The Parish Council OBJECTS to this application on the basis of overdevelopment in the Green Belt, damage to natural woodland and habitats, and concerns as to suitability of access. The site is located within an area of woodland recognised by Natural England as an area of 'ancient and semi natural woodland'. Whilst it is accepted there is some built form on the site, the majority of the site remains Greenfield Land, with only a small section able to be classified as Brownfield Land. The quantum of housing proposed remains too high. The urbanisation of this area will be detrimental to the surrounding landscape and associated habitat. Access to the site is via a very narrow single track rural lane. Intensification of the site will lead to an increase in the number of vehicle movements along this lane which is unsuitable for a heavier traffic load, and likely to cause difficulties with the passing of vehicles. In addition, it is noted that Air Source Heat Pumps are proposed within this application, and whilst it is accepted that such power supply is a more sustainable means of power, having these pumps so close to an area of ancient woodland could in fact have a detrimental effect on the neighbouring landscape and habitat.			
6	EPF/0629/22 <i>Caroline Brown</i>	9 Church Lane North Weald Bassett Mr Alan Pugh	Application for Variation of Condition 2 for EPF/2348/18. (Construction of 2 storey detached dwellinghouse).
The Parish Council OBJECTS to this application for reasons of Highway Safety. The application fails to demonstrate how the loss of the garage will affect the parking arrangements on the site, and if two parking spaces can be adequately accommodated on site at the front of the property. A failure to do this will result in an increase in on street parking along what is already a cramped road.			

b) To **CONSIDER** any other **urgent** planning applications received since the agenda was prepared.
None.

c) Applications received for **information only** where comments are not normally accepted.

No	Application Number	Location	Proposal
1	EPF/0310/22 <i>Caroline Brown</i>	Foster Street Farm Foster Street Hastingwood Mr G Darlington	Application for approval of details reserved by Condition 21 'Verification' on EPF/0803/19 (Proposed erection of 10 x detached houses, with new vehicular access and a new road, provision of parking

			with hard and soft landscaping (Ref: EPF/2516/14))
NOTED			
2	EPF/0508/22 <i>Caroline Brown</i>	New House Farm Vicarage Lane North Weald Bassett Mr A Kerr	Application for Approval of Details reserved by conditions 4" flood risk assessment" & 5"details of surface water disposal" for EPF/1340/21. (Agricultural straw building).
NOTED			
3	EPF/0619/22 <i>Muhammad Rahman</i>	Hedges 171 High Road North Weald Mr Edgar	Application for Approval of Details reserved by condition 3"full details of both hard & soft landscape works (including tree planting)" for EPF/3080/21. (Construction of anew vehicular entrance).
NOTED			
4	EPF/0659/22 <i>Graham Courtney</i>	14 Cunningham Rise North Weald Bassett Mr Mark Fuller	Prior approval for a 4 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height 3.00 metres.
NOTED. Councillors also noted the comments received from the members of the public prior to the meeting.			

P21.109 DECISIONS BY EPPING FOREST DISTRICT COUNCIL - none received

P21.110 EFDC LICENCES

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

P21.111 PLANNING CORRESPONDENCE

Councillors **NOTED** there was a Supplementary Agenda for consideration as follows:

Planning Application: EPF/1805/21
Appeal by: Mr Paolo Bolognini
Address: Chase Farm, Vicarage Lane, North Weald Bassett, Epping CM16 6AL
Proposal: Change of use for a temporary time period of 1 year for the storage of taxis.
Reference: APP/J1535/W/21/3288192
Officer: Muhammad Rahman

Councillors noted that an appeal had been made to the Secretary of State in respect of the above site - the appeal being against a refusal – and that the appeal is to be decided on the basis of Written Representations and a site visit by an Inspector. Comments must be received in writing by no later than 11 May 2022. Councillors were advised of the 12 page appeal document present on the EFDC Website, and noted that the original decision to refuse the application was made by EFDC on 24th September 2021, the appeal is dated 2nd December 2021, and it is only now after 4 months that the appeal is being heard. The meeting Chairman stated that in his opinion everything previously stated by the Council concerning the storage of black cabs on farmland and green belt still applies, and the retrospective application and appeal process is infuriating as it simply delays the process of getting this matter resolved. Cllr Buckley stated that these cabs were first stored on land in Thornwood, and were then moved to Chase Farm, and that surely the one year period has finished, to which the meeting Clerk advised that as they are on different sites they are viewed as separate applications. Councillors generally felt that this was a blatant abuse of the planning system, and that the applicant had initially stated these cabs needed to be stored due to the COVID pandemic and black cabs not being used, however there has been a significant amount of time since lockdowns and taxis were now back at work and had been for some time.

Cllr Blanks confirmed that the taxi's first appeared in Thornwood under the guise of needing somewhere to store cabs due to COVID, however his frustration comes from the fact that EFDC didn't instantly refuse it as they did for example with the Kings Head Garage application for a storage container. Cllr Blanks stated that they have simply moved from one site to the other, and that it was outrageous that EFDC had allowed this. Cllr Mrs Grigg advised that it wasn't allowed, but that the applicant was quick enough to get a planning application in which meant that EFDC had to consider it. Cllr Blanks stated that if this has happened twice already, what's to stop them finding another field or site and doing the same thing over and over again.

Councillors discussed the fact that it was understood many of the cabs had suffered from vandalism, with catalytic converters being removed from the vehicles, which would undoubtedly cause an issue in terms of contamination to the land, however it was noted that in the officers report for the original application he had stated there would be no material harm in terms of pollution, and that the parish councils claims were unsubstantiated in this regard. It was noted that the applicant themselves had confirmed vandalism issues on the site. Cllr Tyler agreed, stating that surely there would be leaking break fluid and oil on the site.

Cllr Mrs Grigg **PROPOSED** that the Parish Council should repeat exactly what its previous objections were, as they all still stood, and that the Council should make the strongest case possible to the inspector. This was **SECONDED** by Cllr Buckley. Cllr Blanks requested that it should also be emphasised that enough was enough, and how long would this go on. A vote was taken which was unanimous to provide this response.

P21.112 ANY OTHER MATTERS RELATING TO PLANNING

Councillor Mrs Jackman expressed her concern that there had been no further updates on the planning enforcement issues previously discussed by this Council, using Marconi Bungalows as an example stating that the low loader is still there and the business is still running from this address. Cllr Mrs Jackman expressed her concern that nothing seems to get done when it comes to EFDC enforcement. It was **AGREED** that the meeting Clerk would obtain an update on any outstanding Enforcement issues and report this back to the Committee and it be decided what further action should be taken. Cllr Mrs Jackman stated that if there is no action from Enforcement, she felt that this Council should take further action to establish what is going on.

Cllr Blanks asked if there was any update on the Local Plan, to which the meeting Clerk advised that the last updated on EFDCs website was that the the inspectors report is now not likely to be available by the end of March as the Inspector is continuing to consider the responses to the main modification consultation, and her findings will be published in due course. Cllr Blanks asked if there was any update on the Masterplan, to which he was advised there was not.

Cllr Blanks reminded members of the recent planning application for another agricultural barn adjacent to the airfield, and that this Council had stated that a condition should be placed on any permission advising that the barn could only be used for the purposes for which it was granted, i.e. agricultural purposes thus restricting the use. When this permission was granted, it was assumed by EFDC that a planning application would be required for any future change a condition was placed on the granting, however simply stated that a planning application would be required for any future changes of use, and thus a condition restricting use was not required. However, a very similar application on tonight's agenda (EPF/0508/22) for a barn was approved with condition number 3 actually restricting the use of the barn solely to agricultural use. Cllr Blanks stated that this was clear evidence that EFDC were not being consistent when it comes to granting permission, and that if the Parish Council didn't take this up he would do so himself as this was extremely unfair and the approach of EFDC was not be understood.

The meeting Chairman asked if future meetings would be held face to face or via zoom, to which the meeting Clerk advised that she would check with the Clerk, but that it was her understanding that all Parish Council meetings would be in person at this time, however Planning Committee meeting may be held either in person or via Zoom.

Meeting Closed: 8.48pm

Signed Date