



MINUTES

Meeting: PLANNING

13th February 2023

Time: 7.00pm

Venue: Remote meeting held over Zoom.

PRESENT:

Councillors: (7) B Clegg (Chairman), T Blanks, A Irvine, Mrs S Jackman, R Spearman, A Tyler, Ms D Wood

** for part of meeting*

Officers in Attendance (1)

Adriana Jones – Principal Administrative Officer (Meeting Clerk)

Members of the Public (3)

Members of the Press (1)

P22.066 APOLOGIES FOR ABSENCE (2)

Apologies received from Cllr Mrs Grigg and Cllr Buckley.

P22.067 OTHER ABSENCES (4)

Cllr M Stroud and Cllr Mrs Etherington. Cllrs Bedford and Mrs Hawkins are not members of this committee.

P22.068 DECLARATIONS OF INTEREST

None.

P22.069 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 16th January 2023 had been circulated and were **AGREED** as a true record.

P22.070 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were three members of the public present, all of which gave representation under the relevant agenda item as agreed by the Chairman, for EPF/0125/23 and Item 9 for ESS/09/20/EPF.

P22.071 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
	EPF/0025/23 <i>Sukhvinder Dhadwar</i>	Land at the rear of Avenue House London Road Harlow	Outline planning permission for the erection of 4 no. dwellings with access, parking and associated works.
The Parish Council STRONGLY OBJECTS to this application on the basis of overdevelopment in the Green Belt. The latest main modifications (specifically MM100) for the Local Plan proposes the removal of allocation RUR.R1, and as such the site will remain within the Green Belt. This is a marked difference to the position at the time when this Council considered the previous application - EPF/0863/22 – at which time the site was proposed for allocation and removal from the Green Belt.			
2	EPF/0057/23 <i>Loredana Ciavucco</i>	15 Emberson Way North Weald Bassett	1st floor side extension with front facing dormer window. Convert garage into granny annex. Single storey rear extension.

The Parish Council has NO OBJECTION to this application, subject to the materials used matching the existing property, i.e. London Stocks.			
3	EPF/0125/23 <i>Marie-Claire Tovey</i>	Woodside Industrial Estate Woodside Thornwood	Application for Outline Planning permission for proposed replacement of existing units 2 and 3.
The Parish Council has NO OBJECTION to this application, however would like the planning officer to consider the following points: <ol style="list-style-type: none"> 1. A condition should be placed on the application to control the hours of construction, specifically limited to Monday to Friday between the hours of 8am and 5pm, and limited Saturday morning only not starting before 9am. Reason: To ensure the amenity of neighbouring residents. 2. It is understood that the new buildings on site – specifically the B2 (previously B1) B8 use are restricted in terms of operating hours, and this same hours of restriction should be applied to the units that are the subject of this application. Reason: To ensure the amenity of neighbouring residents. 3. Woodside remains a well known rat run, causing numerous problems and dangerous situations for local residents. Whilst not specifically relevant to the Woodside Industrial Estate, allowing further vehicles onto this site will undoubtedly exacerbate this situation. Woodside is a narrow country lane, and the intensification of activity on the Woodside Industrial Estate and other commercial operations along this route is in effect changing the nature of this rural residential area. 			
4	EPF/0124/23 <i>Caroline Brown</i>	New House Farm Vicarage Lane North Weald Bassett	Retrospective change of use of part of an agricultural building to light industrial use
The Parish Council has NO OBJECTION to this application.			
5	EPF/0120/23 <i>Rhian Thorley</i>	92 Weald Bridge Road North Weald Bassett	Rear / Side Extension and Loft Conversion
The Parish Council has NO OBJECTION to this application.			
6	EPF/0093/23 <i>Loredana Ciavucco</i>	45 Upland Road Epping Upland	Retrospective single storey annexe in rear garden.
The Parish Council OBJECTS to this application on the basis of backyard development and that this is a retrospective application. This building was never granted permission, and the applicant has confirmed it has been rented out as a property in the past thus proving that the building is not ancillary to the main dwelling, albeit it is now suggested this would be for family only. The Planning Authority would not be able to control this, even if a condition was to be included should permission be granted. The Parish Council asks what the situation is regarding Building Regulations, and recommends the Planning Authority investigate if the relevant permissions are in place to ensure the building is fit for purpose. In addition, if the property was rented out in the past, one would expect Council Tax to have been paid. The Parish Council doesn't generally support retrospective planning application as this makes a mockery of the planning system which is present as a mechanism to control development.			

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/0104/23 <i>Caroline Brown</i>	28 Hampden Close North Weald Bassett	Application for a Lawful Development certificate for a proposed erection of a single storey rear extension.

NOTED			
2	EPF/0135/23 <i>Caroline Brown</i>	23 Hampden Close North Weald Bassett	Certificate of lawful development for a proposed loft conversion.
NOTED			
3	EPF/0183/23 <i>Alastair Prince</i>	36 York Road North Weald Bassett	Application for a Lawful Development certificate for a proposed construction of a dormer on the rear roof slope & insertion of rooflights on the front roof slope.
NOTED			

P22.072 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** the December Decision List emailed to Councillors on 20th January 2023.

P22.073 EFDC LICENCES & CONSULTATIONS

None Received.

P22.074 PLANNING CORRESPONDENCE

None Received.

P22.075 ANY OTHER MATTERS RELATING TO PLANNING

Councillors **NOTED** that a request had been received from Essex County Council for this Parish Councils formal observations on the following application:

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application No: ESS/04/23/EPF

Proposal: Continued operation of composting facility without compliance with condition 8 (stockpile heights) attached to permission ref. ESS/09/20/EPF to allow windrow heights to be constructed to a maximum height of 4 metres

Location: Ashlyns Farm, Epping Road, North Weald, Epping, CM16 6RZ

The meeting Clerk gave a short presentation on the application, including information submitted by the applicant to ECC. Councillors listened to the comments made by the member of the public who was present at the meeting, and explained that residents in Weald Bridge Road, Hows Mead, and other surrounding roads continued to be affected by the awful smell that emanates from this site. A number of Councillors confirmed that they are also affected by the smell and that they live further afield. Councillors were deeply concerned about the activity on the site, and after further discussion **AGREED** by majority vote to **STRONGLY OBJECT** to this application for the following reasons:

- Despite the assurances given by the applicant of the continued monitoring of odour and that this is at an acceptable level, there are numerous residents living in the locality who's lives continue to be negatively affected by the constant sickly sweet smell that originates from this site, causing them to have to stay indoors in the summer months and being unable to open windows or doors. Increasing the height of the Windrows to 4m will undoubtedly exacerbate this problem. Object for reasons to protect the amenity of local residents.
- There is a lack of clarity as to why the 6-month temporary increase to 4m high was needed. The applicant states that without an increase in height to 4m, and the removal of condition 8, the throughput capacity of the facility could be adversely impacted, however documentation from the 6-month temporary permission (ESS/09/20/EPF/NMA1) states the purpose of the revised window formation is to allow for natural settlement and to ascertain whether odour standards would improve and meet compliance as required by the EA. Within the applicants statement there is no evidence or assurances from the Environment Agency to confirm the 6 months trial was a success, why it was deemed a success, what the benefit of the increase in height are (and to whom), and nor was there any supporting evidence confirming a reduction in odour. It simply states that the results of the trial have given

Biogen confidence to make permanent changes to their operating procedures, however this is not backed up by evidence of support from the EA.

- This application results in further intensification of the site. It is recognised that the site already produces odours that are detrimental to residents in the vicinity, and any further intensification of the site would without doubt cause further problems which this Council deems unacceptable.
- Essex County Council should note that the Parish Council continues to receive complaints about this site, the wording used being ‘a putrid, disgusting, awful smell’ affecting their lives.
- The Parish Council is aware that the EA has already identified that the site ‘*may not currently be using all the “appropriate measures” that they could do in order to minimise the odour and that main issue is that they are trying to process too great a quantity of waste for the size of the land available.*’
- The Parish Council is concerned the site represents both a health hazard (locally) as well as a possible fire hazard, and asks that ECC ensures all the relevant safety measures are in place.

The Parish Council asks ECC to give serious consideration to the negative consequences of granting this application, and either outright reject the application, or demand further information from both the applicant and the EA to evidence why this increase in height is needed, what the benefit is, and prove beyond any doubt that the local population will not be further affected. Indeed, action should take place to reduce the current operation at the site. The Parish Council intends to write to the EA to express their concerns.

It was **AGREED** that the meeting Clerk would liaise with the neighbouring Parish of Moreton, Bobbingworth and the Lavers, and also write to the EA to express its concerns.

Meeting Closed 20.30

Signed Date