



MINUTES

Meeting: PLANNING

16th January 2023

Time: 7.00pm

Venue: Remote meeting held over Zoom.

PRESENT:

Councillors: (8) B Clegg (Chairman), A Buckley, T Blanks, A Irvine, Mrs S Jackman, Mrs A Grigg*, Mrs P Etherington, R Spearman.

** for part of meeting*

Officers in Attendance (1)

Adriana Jones – Principal Administrative Officer (Meeting Clerk)

Members of the Public (0)

Members of the Press (1)

P22.056 APOLOGIES FOR ABSENCE (1)

Apologies received from Cllr Tyler.

P22.057 OTHER ABSENCES (4)

Councillor M Stroud and D Wood. Cllrs Mrs Hawkins and Bedford were not members of this Committee.

P22.058 DECLARATIONS OF INTEREST

Cllr Spearman declared a non pecuniary interest in agenda item 6(5) - EPF/2836/22.

P22.059 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 6th December 2022 had been circulated and were **AGREED** as a true record.

P22.060 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were no representations.

P22.061 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/2760/22 <i>Kie Farrell</i>	Land adjacent to Shell Garage London Road Harlow	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.

The Parish Council has **NO OBJECTION IN PRINCIPLE** to this application, however raises the following matters of concern:

- There are no stated opening hours for the business. The Parish Council will expect to see a further planning application pertaining to the opening hours, and that these would be consistent with the rural environment in which the site sits.
- The internally illuminated Totem Pole sign marked number 1 on the plans, proposed at being 9m in height, should be lowered to a maximum of 7m in height to limit the impact on the rural setting.

2	EPF/2796/22 <i>Alastair Prince</i>	36 York Road North Weald Bassett	Loft Conversion with rear dormer and front roof lights. Also a small ground floor porch in front of the main entrance door.
The Parish Council has NO OBJECTION to this application.			
3	EPF/2805/22 <i>Kie Farrell</i>	Land adjacent to Shell Garage London Road Harlow	Various Advertisement signage in conjunction with proposed demolition of the former Bollywood Dreams Indian Restaurant building and the erection of a new Starbucks drive-thru.
The Parish Council raises NO OBJECTION IN PRINCIPLE to this application, however asks that the internally illuminated Totem Pole sign marked number 1 on the plans, proposed at being 9m in height, be lowered to a maximum of 7m in height to limit the impact on the rural setting.			
4	EPF/2797/22 <i>Robin Hellier</i>	Woodland, plot 10D North of Hastingwood Road North Weald CM17 9JX	TPO/EPF/10/10 (Ref: W3) Elm x 6 (Tag 5008) - Fell 1 x Elm and remove deadwood from remaining 5, as specified. Ash (Tag 5009) - Fell, as specified. Ash (Tag 5010) - Fell, as specified. Ash (Tag 5012) - Fell, as specified.
The Parish Council has NO OBJECTION to this application subject to tree officer consent, however requests that a condition is placed on any permission that for each tree felled a replacement tree should be planted, preferably on site.			
5	EPF/2836/22 <i>Ian Ansell</i>	Total Waste Management Woodside Thornwood	Retrospective planning consent for the installation of a 4m high steel post and sleeper insert with timber paneling external façade boundary fence to the south/west boundary.
<p>Whilst the Parish Council is encouraged at the suggestion of external paneling to lessen the aesthetical impact on both the Green Belt and the surrounding residential environment, it continues to OBJECT to this Application as most of the concerns raised for the two previous applications have still not been addressed. This is a residential area, with the application site set between two properties. A 4m high structure is oppressive in both scale and form, and entirely out of keeping with the area impacting negatively on the Green Belt. The Council has serious concerns about the safety and viability of the fence structure, especially if there are any scrap vehicles or metal items that are placed close to, or leaning on, the fence, and asks what Risk Assessments have been carried out on the structure to ensure it is structurally sound and does not pose a safety risk to anyone both outside the site and within. In addition, the purpose of having such a high fence is unclear – is it to hide from view the piling up of scrap vehicles or is it to provide a frame which would be expected to support and secure the piling up of scrap vehicles. Even if it is not Planning Matter, it would be prudent to have the Health and Safety Executive asked to look at the fence given that it is 4 meters high with each sleeper weighing approximately 20 kg. This Council also formally requests that the Corporation of London be consulted on this matter, given it is the adjacent land owner. If this application goes to Committee, then the Parish Council confirms its intention to speak at the Committee meeting.</p>			
6	EPF/2795/22 <i>Rhian Thorley</i>	Crumps Harlow Common Hastingwood	Single storey side extension with a flat roof
The Parish Council has NO OBJECTION to this application.			

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/2736/22 <i>Frederique Caillat</i>	Brook Cottage 60 Weald Hall Lane Thornwood	Application for Approval of Details reserved by conditions 2"method statement" & 3"timber frame survey" for EPF/0447/22. (Grade II listed building application for remedial works to solve damp issue).
NOTED			
2	EPF/2856/22 <i>Graham Courtney</i>	139 High Road North Weald Bassett	Prior approval for a 6 metre deep single storey rear extension, height to eaves 3 metres and maximum height 3 metres.
NOTED			
3	EPF/2918/22 <i>Marie-Claire Tovey</i>	Shonks Farm Mill Street Hastingwood	Application for Approval of Details reserved by condition 4"full frame survey" for EPF/0881/22. (Listed Building application for proposed removal of the external roof & wall finishes inspecting unconsented works. Replacement of insulation/rectify repairs)
NOTED			

P22.062 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** the November Decision List emailed to Councillors on 12th December 2022.

P22.063 EFDC LICENCES & CONSULTATIONS

Councillors **NOTED** that the Total Waste Management licence expired on 3rd December 2022, and that they had submitted an application to EFDC to renew this licence. The Clerk had liaised with EFDC regarding this matter.

P22.064 PLANNING CORRESPONDENCE

None Received.

P22.065 ANY OTHER MATTERS RELATING TO PLANNING

Councillors **NOTED** that as mentioned at the PC meeting, the Rosario application for 62 Homes was approved at the Plans East committee meeting 4th January 2023. There were 32 conditions attached to the permission, and 7 informative comments. The meeting clerk confirmed she had sent a link of the meeting webcast to Councillors recommending they view it as there was a lot of conversation concerning the infrastructure in Thornwood as a result of this application.

Councillors also **NOTED** that the Planning Application for Upper Clapton Rugby Club was on the agenda for the EFDC District Development meeting this Wednesday 18th January as it had been called in by Cllr Rolfe. The application is recommended for refusal. This meeting would be webcast should Councillors wish to watch it. This application was reported to the Area Planning Sub-Committee East on 30th November 2022 to refuse planning permission, and following discussion on the merits of the application, EFDC Committee Members voted in favour of the Officer recommendation to refuse planning permission. The application was then referred up to District Development Management Committee by resolution by a minority of Members in accordance with the Council's constitution.

Meeting Closed 19:52

Signed Date