



MINUTES

Meeting: PLANNING

17th February 2025

Time: 6.45pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (6) B Clegg (Chairman), A Buckley, ,*Mrs P Etherington, T Blanks, S Hawkins, N Born.

* for part of meeting

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance Officer

Members of the Public (0)

Members of the Press (1)

P24.108 APOLOGIES FOR ABSENCE (5)

Councillor N Bedford, A Tyler, S Jackman, MBE, M Stroud, R Spearman

P24.109 OTHER ABSENCES (3)

Cllrs. D Wood, C Kinnear, A Irvine

P24.110 DECLARATIONS OF INTEREST

None-

P24.111 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 7th February 2025 were **AGREED** and signed as a true record.

P24.112 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO representations from the public.

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P24.113 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0006/25 Caroline Brown (Minor FPP)	Salcombe House, 9A Church Lane, North Weald Bassett, Epping, CM16 6HX	Application for variation of condition 2 plan numbers of EPF/0629/22 (Construction of 2 storey detached dwellinghouse). To reduce the size of the approved dwelling known as 9A Church Lane.
The Parish Council has NO OBJECTION to this Application			
2	EPF/0139/25 Mohinder Bagry (Minor FPP)	54-56, High Road, North Weald Bassett, Epping, CM16 6BY	New shopfront to supermarket, new plant and compound at the rear and new remote storage compound in the rear car park. Door to garage

			replaced with a metal security door and infill panel.
<p>The Parish Council has NO OBJECTION to this Application, however, would like to make the following comments-</p> <ul style="list-style-type: none"> - There are No specific Sizes or Details including where the siting is, in relation to the Canopy for the Food Service Container/Trolleys which are to be situated at the rear of the site. From the photos provided it looks as if these will be abutted to the rear of the entrance and exit doors that form the backs of the shops/flats in the Service Road. Therefore members are very concerned at the safety aspect. - None of the Canopy or the Food Service Container/Trolleys should impinge on this area which would hinder this entrance or exit. 			
3	EPF/2201/24 <i>Yee Cheung</i> (Minor OPP:SMR)	Kerrs Bungalows, High Road, North Weald Bassett, Epping, CM16 6BA	Outline consent for demolition of existing dwellings and erection of two new detached self-build custom dwellings and garages with associated landscaping works.
<p>The Parish Council has NO OBJECTION to this Application, Subject to it fulfilling the requirements of the Self Building Test. Added to this the any Parking should be within the Original Boundaries of the site with no overspill elsewhere. Also Members would want to see the removal of permitted Development Rights.</p>			
4	EPF/0087/25 <i>Robin Hellier</i> (Exclude CTPO)	Land adjacent to east side of M11, north of the Rainbow And Dove PH, Hastingwood Road, Hastingwood, Harlow, CM17 9JX (Plot 10D Land north of Hastingwood Road)	TPO/EPF/10/10 (Ref: W1) T5011: Scots Pine - Monolith to 3m, as specified.
<p>The Parish Council has NO OBJECTION to this Application subject to the Tree Officer deeming the work necessary.</p>			
5	EPF/0230/25 <i>Sukhvinder Dhadwar</i> (Other FPP)	The Gate House Security Building, North Weald Airfield, Merlin Way, North Weald Bassett, Epping, CM16 6HR	Gate House building, security blocks, vehicular barriers, fencing and associated works.
<p>The Parish Council has NO OBJECTION to this Application; however Members of the Parish Council have concern that the structure of the Gate House Building looks as if it is a portacabin typer temporary structure and question if this is a temporary building / access to the airfield. They have instructed the Clerk to ask this question.</p>			

b) Any other urgent planning applications received since the agenda was prepared. Nil

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
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1	EPF/0125/25 <i>Sukhvinder Dhadwar</i>	Tudor House, High Road, Thornwood, Epping, CM16 6LT	Application for approval of details reserved by condition 4 'Surface Water Disposal' condition 5' Offsite flooding' and condition 19 'Tree Protection and Arboricultural method statement EPF/0007/24 (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)).
NOTED			
2	EPF/0158/25 <i>Sukhvinder Dhadwar</i>	Tudor House, High Road, Thornwood, Epping, CM16 6LT	Application for approval of details reserved by condition 20 'Hard and Soft Landscaping' and Condition 22 'Biodiversity Enhancement Strategy' on planning permission EPF/0007/24 (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).
NOTED			
3	EPF/0162/25 <i>Kelly Sweeney</i>	Land adjacent to 246 High Road, North Weald, CM16 6EF	Application for approval of details reserved by condition 3 'External Finishes', condition 4 'Surface Water Disposal', condition 5 'Flood Risk Assessment', condition 6 'Contamination', condition 8 'Boundary Treatments', condition 10 'Hard and Soft Landscaping' and condition 11 'Driveway Details' on planning permission EPF/2420/23 (Construction of a new dwelling. Amendments to EPF/1389/21.
NOTED			
4	EPF/0204/25 <i>Klajdi Koci</i>	81, Weald Bridge Road, North Weald Bassett, Epping, CM16 6ES	Certificate of Lawful Development for conversion of garage to habitable space.
NOTED			

P24.114 DECISIONS BY EPPING FOREST DISTRICT

These would be circulated in the next couple of weeks.

P24.115 FFDC LICENCES & CONSULTATIONS

None.

P24.116 PLANNING CORRESPONDENCE

None.

P24.117 ANY OTHER MATTERS RELATING TO PLANNING

- a) Cllr Buckley asked if there was any update on the latest amended planning application at 246 High Road, North Weald. This was still awaited.
- b) Cllr Clegg stated that it was mentioned within item 3 (EPF/2201/24) that all water would go to soak away, asking if there would be sufficient water for the surface water to soak away. The PFO advised that she was certain that it would be addressed as part of the application process. Cllr Blanks advised that there was plenty of areas and brooks to take this.

Meeting Closed 19.40

Signed Date