



MINUTES

Meeting: PLANNING

Date: 20th March 2017

Time: 7.00pm

Venue: North Weald Library, High Road, North Weald.

PRESENT:

Councillors: (10) B Clegg (Chairman), B Bartram, C Hawkins, B Eldridge, G Mulliner, Mrs S Jackman MBE, A Tyler, R Spearman, A Buckley, Mrs Godwin-Brown

Officers in Attendance (2)

Adriana Jones – Principal Financial & Administrative Officer, Meeting Clerk
Joanna Tyler - Senior Administrative Officer

Members of the Public (7)

Members of the Press (1)

P16.172 APOLOGIES FOR ABSENCE (3)

NOTED that apologies for absence had been received from Cllr Blanks and Cllr Harris. Cllr Bedford had also offered his apologies, however he was not part of this Committee.

P16.173 OTHER ABSENCES (2)

Cllr Mrs Grigg and Cllr Stallan, however they are not part of this Committee.

P16.174 DECLARATIONS OF INTEREST

Cllr Mrs Jackman declared a non pecuniary interest in agenda item 9(c) by virtue of Everything Epping Forest conducting media activity for the developer.

Cllr Eldridge declared a non pecuniary interest in agenda item 6(c)(2).

P16.175 CONFIRMATION OF MINUTES

The minutes of the meeting held on 6th March 2017 had been circulated, these were confirmed as a true record by Members.

P16.176 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were 7 members of the public present, however there were no questions.

P16.177 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0270/17 <i>Steve Andrews</i>	47 Weald Bridge Road North Weald Bassett <i>Mr Jason Cato</i>	Change of use of the games roof to family living accommodation.
The Parish Council OBJECTS to this application. The plans as submitted seem to show no alteration to the width or depth of the building, however when measuring the proposed floor plan this seems to show an increase / change to the footprint of the games room as previously approved. There is also no clearly identifiable access door. This in turn means the Planning Committee are unable to accurately assess if the building is suitable for such purposes.			
2	EPF/0469/17	16 Tempest Mead	Single storey side extension and

	<i>Corey Isolda</i>	North Weald Bassett <i>Mr & Mrs Judd</i>	single storey front extension. Internal alterations.
NO OBJECTION			
3	EPF/0381/17 TRE <i>Robin Hellier</i>	Adjacent to former Carpenters Arms Carpenters Arms Lane Thornwood <i>DH Epping Ltd</i>	TPO/EPF/22/15/T3 & T4 Horse Chestnuts – Crown Reduction as specified.
NO OBJECTION subject to tree officer consent.			

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

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

1	EPF/0360/17 DRC <i>Jane Gravelle</i>	North Weald Golf Club Rayley Lane North Weald Bassett <i>Mr John Goody</i>	Application for Approval of Details reserved by Condition 10 ‘Phase 2 Ground Investigation’ and Condition 11 ‘Detailed UXO Risk Assessment’ on planning application EPF/0183/15.
NOTED - Councillors asked for confirmation as to the application and conditions.			
2	EPF/0376/17 DRC <i>Graham Courtney</i>	Glovers Barn Glovers Farm Glovers Lane Hastingwood <i>Mr Roger Richards</i>	Application for Approval of Details Reserved by Condition 5 ‘details of proposed garage door’ on planning application EPF/0284/15 (Use of barn as single dwelling).
NOTED			
3	EPF/0550/17 CLD <i>Corey Isolda</i>	26 Blackhorse Lane North Weald Bassett <i>Mrs Deborah Wilson</i>	Certificate of Lawful Development for proposed single storey rear extension.
NOTED			

P16.178 DECISIONS BY EPPING FOREST DISTRICT COUNCIL

None Received.

P16.179 EFDC LICENCES

Councillors **NOTED** a new Premises Licence application had been received by EFDC for Hoppily Limited based at BestMailing Services, Merlin Way, North Weald, Epping, Essex CM16 6HR. The application is for the Sale of alcohol via internet sales – Monday to Friday 08.30am to 17.30pm. Councillors had no objection or comment to make regarding this application.

P16.180 PLANNING CORRESPONDENCE

a) Epping Forest District Council – Planning Ref. EPF/2351/16

Address: The White House, Vicarage Lane West, North Weald, Epping, Essex CM16 6AL

Proposal: Removal of agricultural occupancy condition

The application has been withdrawn by the applicant. **NOTED**

b) Epping Forest District Council – Planning Ref. EPF/3326/16

Address: Greenwood, Mill Street, Hastingwood, Harlow, Essex, CM17 9JG

Proposal: Two storey side extension, garage and attic conversion with front and rear dormers and rooflights

The application has been withdrawn by the applicant. **NOTED**

c) North Weald Park - Rayley Lane North Weald

Councillors **NOTED** that the Parish Council had received a second request from a developer, Quinn Estates, asking to make a presentation to the Parish Council on their proposals for a development on land at Rayley Lane Golf Course, North Weald. Members declined the offer of a presentation some months back (during the consultation period of the Local Plan), however the developer has been reviewing the Parish Council Minutes and has seen that other developers have, in the past, been given the opportunity to present their development, plans to the Parish Council.

The developer has now asked that his email be presented to Members, and that he also be given the opportunity to answer the Parish Councils concerns that he was advised of in the recent meeting at the District Council. Copies of the correspondence were attached to the agenda.

Cllr Mrs Jackman stated that if the Parish Council has seen developers in the past, they should be consistent, and that as a Parish Council we always ought to know what the developer intends to do. Cllr Tyler stated that both Cllr Grigg and Cllr Stallan had met with the developer as District Councillors at a meeting arranged by Epping Forest District Council, and as such it would be good for the Parish Council to meet with them too. Cllr Clegg stated that he felt the Planning Committee should meet with the developers. After discussion, it was **AGREED** the Clerk would arrange for the developer to attend prior to a planning meeting at 6.45pm.

P16.181 ANY OTHER MATTERS RELATING TO PLANNING

Cllr Clegg reported that following a complaint from a local resident regarding the sightline following commencement of work at the Carpenters Arm, he had visited site and subsequently contacted the Parish Office asking that EFDC be contacted to advise that the erection of boarding around the site was causing a danger to local residents exiting their properties. Within 2 hours, The District Council had attended site, and two rectangular holes were cut into the boarding and replaced with plastic windows. Furthermore, ECC Highways also attended site within 24 hours and were reviewing the safety of the sightlines. There is a meeting with the developer and local residents this Friday, one of the items being discussed being the encroachment along Carpenters Arms Lane which, although an unadopted road, is still essential to be kept clear.

The meeting Clerk informed Councillors that a further request had been received from a Developer that morning wishing to meet with the Parish Council to discuss their development proposals, and that this would be placed on the next agenda for further discussion. The meeting Clerk stated that in the current climate, such request could become a regular thing, and that perhaps Councillors may wish to consider making a policy decision on speaking with developers. After discussion, it was **AGREED** that the Clerk should be given the delegated power to arrange for any developer requesting to meet with the Parish council to be arranged for 15 minutes before next available Planning Committee Meeting.

Meeting Closed: 19.23.

Signed Date