



MINUTES

Meeting: PLANNING

21 August 2024

Time: 7.30pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (8) A Buckley, Chairman, A Tyler, Mrs S Jackman, MBE, R Spearman, P Etherington, N Born, D Wood, C Kinnear

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

Members of the Public (0)

Members of the Press (1)

P24.30 APOLOGIES FOR ABSENCE (5)

Councillors, B Clegg, N Bedford, A Irvine, T Blanks, M Stroud

P24.31 OTHER ABSENCES

Nil

P24.32 DECLARATIONS OF INTEREST

Declarations of Interest were received from Cllr R Spearman in any matters relating to the Local Plan,

P24.33 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 5th August had been circulated and were **AGREED** and signed as a true record of the previous meeting.

P24.34 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representation from the Public.

P24.35 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1202/24 Yee Cheung	North Weald Methodist Church High Road North Weald Bassett	Change of use from Class F1 to Class E

The Parish Council **OBJECTS** to this application. Class E has a wide range of uses, some of which may well be suitable for this location, but many of which are entirely unsuitable. The applicant has not stated within the application what the intended use of the site is for, and as such it is impossible for the Parish Council to consider the suitability of such use. The applicant states within the planning statement that changing to class E would deliver 'employment, community facilities, and services that will make a positive contribution to the village', however the application fails to demonstrate how this would be the case. The proposed plans show 5 offices within the building, however does not demonstrate sufficient parking for said offices. It simply states 'parking for several vehicles'. The plans do not show how the parking would be arranged on site. The lack of clear direction about use means the Parish Council is unable to ascertain if the parking facilities would be

sufficient for the t In addition, the applicant has used the fact that the site has been vacant and unused for 2 years as a form of justification for change of use to Class E, however this has been manufactured by design. The Parish Council also has concerns about the Permitted Development right for a change of use from Class E to C3 Residential after a 24 month period. In summary, the Parish Council objects to the application as it fails to comply with the following policies contained with the EFDC Adopted Local Plan:

- **Policy D2(A&B) Essential Facilities and Services** – Loss of essential facilities (whilst the need for a church was no longer required, there was, and remains, widespread interest in the use of the building for community uses)
- **Policy D4 (Ai&ii) (Gi&ii) Community, Leisure and Cultural Facilities** (the change of use allows too much flexibility for uses that would not be for the benefit of the community)
- **Policy T1 (Eiv) Sustainable Transport Choices** (there is a lack of clear detail regarding parking, to prove sufficient parking is available for the use option, with no parking plans included in the application).

The Parish council would wish to Speak at a Planning Committee if this application comes before it

2	EPF/1580/24 <i>Loredana Ciavucco</i>	59 Tempest Mead North Weald Bassett	Loft conversion with rear dormer and two rooflights.
The Parish Council OBJECTS to this application. Whilst in of itself the conversion to the roof is not a particular issue, the resultant change from a 3 bed to a 5 bed (ability to house 10 persons) property will undoubtedly have an effect (either now or in the future) on the parking provision for the property. Tempest mead has narrow roads, with vehicles already parking on-street. The application did not provide any details regarding the parking arrangements for the property, and as such it is unclear how parking is accommodated, either now or in the future. The Parish Council is concerns regarding further on-street parking as a result of this proposed conversion, and believes the application is contrary to policy T1 (E(iv)) Sustainable Transport Choices of the EFDC adopted local Plan.			
3	EPF/1610/24	5 Bassett Fields, 272A High Road, North Weald Bassett, Epping, CM16 6EF	Open Air Outdoor Structure.
The Parish Council has NO OBJECTION to this application, but has some concern about the close proximity of the proposed structure (and subsequent social use) to the neighbouring property and the impact in terms of noise, disruption and loss of amenity, and as such would like to draw the planning officers attention to Policy DM9 High Quality Design (I(iii)) .			
4	EPF/1646/24	2 Kerrs Bungalows, High Road, North Weald Bassett, Epping, CM16 6BA	Certificate of lawful development for a proposed 3m x 4.7m single storey side extension and erection of a new garage outbuilding.
NOTED			
5	EPF/1645/24	1 Kerrs Bungalows, High Road, North Weald Bassett, Epping, CM16 6BA	Certificate of lawful development for a proposed 3m x 4.7m single storey side extension and erection of a new garage outbuilding.

NOTED

P24.36 DECISIONS BY EPPING FOREST DISTRICT

Members **NOTED** the decisions received from Epping Forest District Council which had previously been circulated.

P24.37 FFDC LICENCES & CONSULTATIONS

Applications – Nil

P24.38 ANY OTHER MATTERS RELATING TO PLANNING

Nil

Meeting Closed: 8.39pm

Signed Date