



## MINUTES

**Meeting:** PLANNING

21st May 2018

**Time:** 7.00pm

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

### PRESENT:

**Councillors:** (7) B Clegg (Chairman), A Buckley, B Eldridge, G Mulliner, T Blanks, B Bartram  
R Spearman

### Officers in Attendance (2)

Adriana Jones – Principal Finance Officer (meeting Clerk)  
Joanna Tyler - Senior Administrative Officer

### Members of the Public (3)

### Members of the Press (0)

#### P18.001 ELECTION OF CHAIRMAN

Councillor Eldridge **PROPOSED** Councillor Clegg as Chairman, the proposal was **SECONDED** by Councillor Spearman. There being no other nominations, Councillor Clegg was duly elected as Chairman of North Weald Bassett Parish Council Planning Committee for the current Municipal Year, following which the declaration of Acceptance of Office of Chairman of the Planning Committee was duly executed. Whilst no formal Vice Chairman of the Planning Committee was appointed, Cllr Eldridge agreed he would happily stand in for the Chairman if necessary.

#### P18.002 APOLOGIES FOR ABSENCE (3)

Apologies had been received from Cllr Mrs Jackman, Mrs Godwin-Brown, and Tyler.

#### P18.003 OTHER ABSENCES (3)

Cllrs Bedford, Mrs Grigg and Stallan, however they are not members of this Committee.

#### P18.004 DECLARATIONS OF INTEREST

No declarations of interest given.

#### P18.005 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee meeting held on 8th May 2018 were not available due to the Clerk taking annual leave immediately following this meeting. The minutes will be circulated at the next meeting of this Committee for approval.

#### P18.006 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

The Chairman welcomed the three members of the public present, and advised they would be invited to address the Committee at the relevant point on the agenda.

#### P18.007 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0718/18 <i>Caroline Brown</i>	28 Cunningham Rise North Weald Bassett	Concrete shed to front garden.

		<i>Mrs Joanne Smith</i>	
The Parish Council has <b>NO OBJECTION</b> to this application			
2	EPF/1109/18 <i>Alastair Prince</i>	52 Wellington Road North Weald Bassett <i>Mrs M Cropp</i>	Proposed conservatory to rear of flat
The Parish Council has <b>NO OBJECTION</b> to this application			
3	EPF/1086/18 TRE <i>Robin Hellier</i>	39 Oak Piece North Weald <i>Mrs Jane Robson</i>	TPO/EPF/18/94 T6 Oak – Remove two lower branches overhanging No 41. Rebalance crown with lateral reduction as specified.
The Parish Council has <b>NO OBJECTION</b> to this application, subject to approval by the tree officer.			
4	EPF/0917/18 <i>James Rogers</i>	Upper Clapton Rugby Football Club 61 Upland Road Epping Upland <i>Mr William Thompson</i> <i>Homes Ltd</i>	Construction of 10 dwellings with associated access road and landscaping
The Parish Council has <b>NO OBJECTION</b> to this application, subject to the following: <ul style="list-style-type: none"> <li>• 1 additional visitor car parking space being included within the plans ensuring compliance with the Essex Parking Standards Design and Good Practice</li> <li>• Any permission granted being recorded as an enabling development and referencing the planning application numbers of the development this would enable.</li> <li>• A condition should be attached limiting construction hours as follows: <ul style="list-style-type: none"> <li>○ 8am to 6.30pm Monday to Friday</li> <li>○ 8am to 1pm on a Saturday</li> <li>○ No works on Sundays or Bank Holidays</li> </ul> </li> <li>• Section 106 agreement being agreed as described within the application, to ensure 100% of the profit from the sale of the land for housing being spent on community facilities for the Rugby Club.</li> </ul>			
5	EPF/0738/18 <i>Graham Courtney</i>	Blakes Golf Club Epping Road Bobbington	Construction of new driving range, with associated offices and cafe.
The Parish Council <b>OBJECTS</b> to this application. Over the years an excessive amount of soil has been imported on to this site, raising and changing the land form. This area is already on high ground, and further raising of the land form by an additional 2m would cause an unacceptable level of change, which would be detrimental to the openness of the green belt and the character of undulating land form in this area.			

b) It was **NOTED** that on the weekly list dated 18th May 2018 was application EPF/0949/18, for Upper Clapton Rugby Club for a proposed new all-weather pitch to replace existing grass pitch and relocation of approved floodlights, alterations to approved function hall, alterations to approved car parking layout including provision of additional spaces. During the address from the representative of Upper Clapton Rugby Club who was present, it was stated that this was related to the enabling development as discussed earlier in the meeting, and it should have come to this Parish Council for comment at the same time as EPF/0917/18. Councilors **NOTED** that this application would be on the 4th June Planning Committee meeting for consideration.

c) The following Applications were **NOTED**:

No	Application Number	Location	Proposal
1	EPF/1005/18 <i>Jane Gravelle</i>	Coach House Esgors Farm High Road Thornwood <i>Mr Greg Knight</i>	Application for approval of details reserved by condition 9 'contaminated land – verification report' on planning application EPF/2968/16 (Change of use from ancillary B1/B8 type and conversion and extension of Coach House to form a new residential dwelling).
2	EPF/0967/18 <i>Jane Gravelle</i>	Foster Street Farm Foster Street Hastingwood <i>Mr Norman Gill</i>	Application for approval of details reserved by condition 17 'Phase 1 Contamination' on planning permission EPF/2516/14 (Redevelopment of site to provide 9 residential units together with associated car parking, open space and refuse and recycling facilities)

**P18.008 DECISIONS BY EPPING FOREST DISTRICT** - None received.

**P18.009 EFDC LICENCES** - None received.

**P18.010 PLANNING CORRESPONDENCE**

Councillors **NOTED** the following notice of appeal that had been received.

Application No: EPF/2343/17

Appeal by: Mr & Mrs T & S Evans

Address: Marlow, High Road, Thornwood, North Weald, Essex, CM16 6LU

Details of Appeal: New vehicular access to existing waste transfer station, including new access road and part change of use of paddock.

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations

The meeting Clerk advised that this Committee would normally support the District Council with its objection if the Parish Council had also objected. The Committee discussed this application and appeal, and it was **AGREED** that a formal letter should be written to the Planning Inspectorate not only supporting the District Council with its decision to refuse this application, but also setting out the reasons why the Parish Council objected.

**P18.011 ANY OTHER MATTERS RELATING TO PLANNING**

Councillors **NOTED** that the Clerk would like Councillors to consider whether or not there is a need for the organisers of the Thornwood Open Garden event on 24th June to have their own insurance in place. The meeting Clerk advised that the parish Council had agreed the hall car park could be used by people visiting the open gardens, and that the Thornwood Allotments could also be open to the public for the day. Councillors **AGREED** this should be placed on the Parish Council agenda of 4th June for full discussion.

Meeting Closed: 8.30PM

Signed ..... Date

.....