



**MINUTES**

**Meeting:** PLANNING

**Date:** 21st November 2016

**Time:** 6.45pm

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

**PRESENT:**

**Councillors:** (7) B Clegg (Chairman), B Bartram, C Hawkins, G Mulliner, A Buckley, Mrs S Jackman MBE, Mrs E Godwin-Brown

**Officers in Attendance (1)**

Adriana Jones – Principal Financial & Administrative Officer

**Members of the Public (0)**

**Members of the Press (1)**

**P16.103 APOLOGIES FOR ABSENCE (7)**

*NOTED* that apologies for absence had been received from Cllrs Tyler, Eldridge, Spearman, and Blanks. Apologies had also been received from Cllrs Grigg, Stallan and Bedford, however they are not part of the Committee.

**P16.104 OTHER ABSENCES (0)**

No Other Apologies necessary.

**P16.105 DECLARATIONS OF INTEREST**

There were no Declarations of Interest.

**P16.106 CONFIRMATION OF MINUTES**

Subject to one minor change regarding the classification of phone boxes, the minutes of the meeting held 7th November 2016 had been circulated and were confirmed as a true record by Members.

**P16.107 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

There were no members of the public present.

**P16.108 PLANNING APPLICATIONS**

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

No	Application Number	Location	Proposal
1	EPF/2639/16 <i>James Rogers</i>	Canes Farm Canes Lane North Weald Bassett <i>Mr Clinton Lewin</i>	Demolition of two barns, and creation of 1 pair of semi detached houses, and one detached house with a detached double garage. (Amendment to an existing planning permission reference EPF/1246/16 – minor amendments to houses but same footprint size, reduction of length of gardens and amendment to line of the new drive and location of turning for fire appliances).

*The Parish Council has NO OBJECTION to this application.*

2	EPF/2756/16 <i>Graham Courtney</i>	82 Weald Bridge Road North Weald Bassett <i>Mr Scott Hennessey</i>	Proposed side extension.
<i>The Parish Council has NO OBJECTION to this application.</i>			
3	EPF/2523/16 <i>Sukhvinder Dhadwar</i>	Brent House Farm Harlow Common North Weald <i>Ultrabox Brent House Farm Limited</i>	Demolition and reconstruction of the Farm House together with the erection of 19 no. additional dwellings, served off the existing approved vehicular access on Harlow Common/Foster Street together with internal road layout, parking and a scheme of landscaping and tree planting. (Alterations to existing consents EPF/2027/14, EPF/1285/11 and EPF/1370/10).
<p>The Parish Council <b>OBJECTS</b> to this application on the basis of the following:</p> <ol style="list-style-type: none"> <li>1. There are contradictory statements in the application which has lead to confusion, namely: <ul style="list-style-type: none"> <li>• Table 5 in the planning statement shows a reduction in the proposed GEA, however Table 1 in the same document shows an increase (the supporting text also suggesting there in an increase).</li> <li>• Para 4.37 of the planning statement states that <b>'the proposals will include a total of two garaged parking spaces in accordance with ECCs revised vehicle parking standards .....and.....therefore total parking is 22 garaged spaces and 11 driveway visitors'</b>. However further on in the document it states that <b>'the number of garage in the proposed scheme has been reduced from the consented scheme'</b>. It is therefore unclear what the actual number of garages are, and it is therefore left to the Parish Council to make an assumption in terms of what is correct.</li> </ul> </li> <li>2. The application consistently refers to approval of planning permission EPF/2027/14, however fails to adequately address that this approval was subject to a legal agreement which has to date <b>not</b> been fulfilled. The applicant states that this application simply revises the quantum of approved development and as such it is expected that the section 106 would be fulfilled and would form part of approval for this application should permission be granted, and the Parish Council requests advice is sought from Colleen O'Boyle, Director of Legal Services, regarding this. In addition, para 4.34 of the planning statement states <b>that the previous schemes for the site were approved without any on-site provision of affordable housing and subject to a financial contribution in lieu of this, and that this is a highly material consideration in determination of the current application</b>. Once again the Parish Council is having to make an assumption on this ambiguous statement, and clarification is needed in terms of exactly what the applicant is suggesting by this statement.</li> <li>3. Due to the failure to adequately address the current Section 106 agreement on the site, it is unclear from the application what is intended by providing 2 affordable houses (10%) which in any case is 30% short of the LPA requirement of 40% affordable housing on site (reference saved policy H7a and emerging policy H 2)</li> <li>4. Para 4.38 of the Planning Statement states that <b>'capacity for cycle storage will be provided within each of the proposed garages in accordance with planning policy'</b>, however making the assumption that there will be a reduction of 7 garages, the application fails to show where the cycle storage will be positioned for the properties without garages.</li> <li>5. It should be noted that following a recent meeting with the Parish Council Coleen O'Boyle, Nigel Richardson and Peter Maddox where various solutions where looked for regarding the balance owed to the parish council of the Section 106 Legal Agreement, this being a balance of £50,000. Grants and loans had to be made to Hastingwood Village Hall to cover the balance of their building works due to the shortfall of this Section 106 Agreement. We urgently ask that advice is taken from EFDC Legal Dept before any Planning Application is Agreed, as notes were being made on the file in this respect.</li> </ol>			
4	EPF/2594/16 <i>Graham Courtney</i>	Shonks Farm Mill Street	Proposed barn conversion to dwelling with associated cart lodge

		Hastingwood <i>Mr Rolfe</i>	and garage. Proposed garden room extension, side dormer and internal alterations to Farmhouse along with new cart lodge and garage.
<i>The Parish Council has NO OBJECTION to this application.</i>			
5	EPF/2804/16 <i>Corey Isolda</i>	Savannah High Road Thornwood <i>Mr Ahmet Kabayel</i>	Provision of a balcony above the conservatory roof at rear.
<i>The Parish Council has NO OBJECTION to this application.</i>			
6	EPF/2836/16 <i>Steve Andrews</i>	7 Hill Villas Hastingwood Road Hastingwood <i>Mr &amp; Mrs Graham &amp; Kim Dorman</i>	Demolition of existing garage and lean-to construction of a single storey rear extension.
<i>The Parish Council has NO OBJECTION to this application.</i>			
7	EPF/2605/16 LB <i>Graham Courtney</i>	Shonks Farm Mill Street Hastingwood <i>Mr Rolfe</i>	Grade II listed building consent for proposed barn conversion to dwelling with associated cart lodge and garage. Proposed garden room extension, side dormer and internal alterations to Farmhouse along with new cart lodge and garage.
<i>The Parish Council has NO OBJECTION to this application, subject to listed building officer consent.</i>			

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

No	Application Number	Location	Proposal
1	EPF/1923/16 DRC <i>Jane Gravelle</i>	Nuclear Printing 59-61 High Road North Weald Bassett <i>Mr Norman Gill</i>	Application for Approval of Details Reserved by Condition 11 'contaminated land – verification report' on planning application EPF/2332/14 (Demolition of existing buildings, erection of two three bedroom semi-detached houses and one three bedroom detached bungalow, provision of driveway, parking spaces, turning areas, landscaping and boundary treatment).
<b>NOTED</b>			
2	EPF/2878/16 <i>James Rogers</i>	Land adjacent to Village Cars and A414 Harlow <i>H3G and EE Ltd</i>	Prior notification of proposed replacement of existing 12.5m monopole with a 15m phase 5 monopole and 1 no. additional cabinet.
<b>NOTED</b>			

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



