



MINUTES

Meeting: PLANNING

27th April 2023

Time: 7.00pm

Venue: ELECTRONICALLY VIA ZOOM

PRESENT:

Councillors: (6) B Clegg, Chairman, Mrs S Jackman, MBE R Spearman, A Buckley, D Wood, P Etherington

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)

P22.085 APOLOGIES FOR ABSENCE (6)

Councillors N Bedford, S Hawkins, A Tyler, A Irvine, A Grigg, T Blanks.

P22.086 OTHER ABSENCES (1)

M Stroud.

P22.087 DECLARATIONS OF INTEREST

Cllr Mrs P Etherington declared an Interest in Appeal relating to adj to 10 Higham View, and Cllr D Spearman asked if the Local Plan came up, he would declare an interest in any matters relating to it.

P22.088 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 20th March 2023 had been circulated these were **AGREED** and signed as a true record of the previous meeting.

P22.089 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representation from Members of the public in person in relation to Planning Applications on the Agenda.

P22.090 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0497/23 <i>Mohinder Bagry</i>	12 Dukes Close North Weald Bassett	Rear single storey extension with flat roof and roof lantern projecting 4m from the rear of the original dwelling. Rear single storey extension with flat roof and roof lantern projecting 4m from the rear of the original dwelling. Infill one window opening to side elevation facing side access. Form small window opening with

			obscure glazing in side elevation facing driveway to facilitate a new WC under stairs.
The Parish Council has No Objection to this Application			
2	EPF/0520/23 <i>Kie Farrell</i>	Gate House Teazle Mead Thornwood	Proposed single storey side extension.
The Parish Council has No Objection to this Application			
3	EPF/0526/23 <i>Loredana Ciavucco</i>	66 High Road North Weald Bassett	Internal alterations and alterations to roof to create first floor.
The Parish Council has No Objection to this Application			
4	EPF/0528/23 <i>Muhammad Rahman</i>	Burrs Farm Foster Street Hastingwood	Change of use of part of an existing commercial site to be used as a scaffolding yard (retrospective).
The Parish Council has No Comment to make other than: We appreciate that the Planning Dept is now regularising matters on this site, however we ask that EFDC consider ensuring that there is no future expansion further on the site. We are concerned at the continued industrial activities on the site.			
	EPF/0527/23 <i>Muhammad Rahman</i>	Burrs Farm Foster Street Hastingwood	Erection of a commercial building and construction of an associated yard (retrospective).
The Parish Council has No Comment to make other than: We appreciate that the Planning Dept is now regularising matters on this site, however we ask that EFDC consider ensuring that there is no future expansion further on the site. We are concerned at the continued industrial activities on the site.			
6	EPF/2764/22 <i>Kie Farrell</i>	New Haven Blackhorse Lane North Weald Bassett	"Extension and conversion of existing three bedroom dwelling into 2 semi detached 4 bedroom dwellings and erection of 1 x 4 bedroom detached dwelling. Demolition of detached garage"
The Parish Council strongly objects to any changes to this site, especially as this is seen as one of the character houses in North Weald Village. This represents Over Development of the Site, There is insufficient Car Parking Space and Spaces, this will lead to kerb side parking, the Parish Council fully supports both EFDC and ECC in their comments in relation to parking and Highway matters. There would be difficulty in egress and ingress to the site, the proposal would represent too many changes to the street scene, detrimental to neighbouring and adjoining residents. Concern at the removal of the hedgerow and the trees on the development. Garden grabbing, and any changes would be a travesty to the character of the area.			
7	EPF/0235/23 <i>Rhian Thorley</i>	27 Cunningham Rise North Weald Bassett	Loft conversion with rear dormer and roof light windows to the front.
The Parish Council has No Objection to this Application			
8	EPF/0642/23 <i>Marie-Claire Tovey</i>	54-56 High Road North Weald Bassett	Installation of a new condenser unit at the rear of the property
The Parish Council has No Objection to this Application			
9	EPF/0668/23 <i>Muhammad Rahman</i>	Burrs Farm Foster Street, Hastingwood	Extension to an existing building used as a car workshop (retrospective).
The Parish Council has No Comment to make other than: We appreciate that the Planning Dept is now regularising matters on this site, however we ask that EFDC consider ensuring that there is no future expansion further on the site. We are concerned at the continued industrial activities on the site.			

10	EPF/0680/23 <i>Kie Farrell</i>	Bassett Filling Station 215 High Road North Weald Bassett	Demolition of existing petrol station and construction of replacement petrol station with a new shop with associated bin store, underground tanks and canopy. Retention of existing EV charging points.
The Parish Council Objects to this application due to over development of the site, the overall height of the building is too tall and overbearing, the site seems too small for the overall proposals, Councillors are asking if all that is proposed for the site will fit within it. Members of the Parish Council are unsure as to how many residents have been consulted on this proposal as some local residents are advising that they know nothing about what is being proposed.			
11	EPF/0655/23 <i>Robin Hellier</i>	25 Upland Road Epping Upland	"TPO/EPF/46/01 T1: Ash - Fell and replace, as specified."
No Objection , subject to the Tree Officer deeming the Works necessary			
12	EPF/0681/23 <i>Sukhvinder Dhadwar</i>	North Weald Airfield Hangar 9 Merlin Way North Weald Bassett	To erect a polytunnel PVC small aircraft Hangar on a concrete base - Plot 5
The Parish Council has No Objection to this Application			
13	EPF/0849/23 <i>Robin Hellier</i>	246a High Road North Weald Bassett	"TPO/EPF/10/81 T1: Oak - Crown reduce by up to 2m, as specified."
No Objection , subject to the Tree Officer deeming the Works necessary			

The following Applications were received for information only and were NOTED

No	Application Number	Location	Proposal
1	EPF/0728/23 <i>Rhian Thorley</i>	13 Park Avenue Hastingwood	Certificate of lawful development for a proposed single storey outbuilding.
<u>NOTED</u>			
2			Prior approval for a 6m deep single storey rear extension, height to eaves 3.00m and maximum height 3.45 metres.
<u>NOTED</u>			
3	EPF/0870/23 <i>Caroline Brown</i>	Canes Farm Canes Lane Hastingwood	Application for approval of details reserved by condition 10 'Tree Protection Plan & Arboricultural Method Statement on EPF/0928/19 (Demolition of 2 barns to create x 6 no. new dwellings)
<u>NOTED</u>			

P22.091 DECISIONS BY EPPING FOREST DISTRICT

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

P22.092 EFDC LICENCES & CONSULTATIONS

a) Applications - Nil

P22.093 ANY OTHER MATTERS RELATING TO PLANNING

- a) The Parish Council agreed to OBJECT to the following Appeals and send comments direct to the Planning Inspectorate.

Site Address	Land at the rear of Avenue House London Road Latton Common Harlow CM17 9NJ
Description	Outline planning permission for the erection of 6 no. dwellings with access, parking and associated works.
Appeal Reference	APP/J1535/W/22/3313016
Appellant	Edit Residentail.
Start Date	28/03/2023
Appeal Procedure	Written Representations

APPEAL Received on Supplementary Agenda

	Appeal	Location	Proposal
	APP/J1535/W/23/3314592 Written Representations	Land adjacent to 10 Higham View North Weald Mr Paul Hale	Construction of new detached dwelling.

- b) Cllr Wood spoke about the demolition of a local bungalow and said she was concerned about this happening.
- c) The Clerk advised Members of the meeting that had taken place on Tuesday 26th April regarding the Rosario Site. She advised Members that the developers and Site builders wished to hold a future meeting to advise on the 'build out' of the site and will be in contact with the PC shortly.

Meeting Closed: 8.11pm

Signed Date