



MINUTES

Meeting: PLANNING

Date: 3rd July 2017

Time: 7.00pm

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

PRESENT:

Councillors: (9) B Clegg (Chairman), C Hawkins, B Bartram, Mrs E Godwin Brown
Mrs Jackman, MBE, A Buckley, T Blanks, R Spearman, M Harris

Also Attending but not part of this part of this committee: Cllr Mrs A Grigg (1)

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Finance & Senior Administrative Officer

Members of the Public (0)

Members of the Press (1)

P17.031 APOLOGIES FOR ABSENCE (4)

NOTED that apologies for absence had been received from Cllr Mulliner, Bedford, Tyler &
*Cllr Stallan (*attending Official Duty as Chairman District Council)

P17.032 OTHER ABSENCES (0)

No Apologies Necessary

P17.033 DECLARATIONS OF INTEREST

There were No Declarations of Interest.

P17.034 CONFIRMATION OF MINUTES

One amendment was made to the minutes of the meeting held on 19th June 2017 which had been circulated, after which these were confirmed as a true record by Members.

P17.035 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representations from Members of the public.

P17.036 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1505/17 Sukhvinder Dhadwar	262 High Road North Weald Mr Ian Harvey	Single storey rear extensions, two storey side extension and internal alterations to provide additional living accommodation and provide annex space for a relative. Demolition of existing car port.
The Parish Council has NO OBJECTION to this application			
2	EPF/1551/17 Alastair Prince	2 Hows Mead North Weald Bassett Mr Tony Guerrier	Proposed front dormer window
The Parish Council has NO OBJECTION to this application			
3	EPF/1622/17 Alastair Prince	5 Bassett Fields 272 A High Road North Weald Bassett	Part ground floor rear extension and erection of an open porch

		Mr Mel Fordham	
The Parish Council has NO OBJECTION to this application			
4	EPF/1603/17 TRE Robin Hellier	Little Cam Mill Street Hastingwood Hayes Tree and Garden – Mr N Hayes	TPO/EPF/03/03 T6 PINE: FELL. T4 + T5: PINE – LATERAL REDUCTION OF IUP TO 1M ON SELECTED LIMBS TO CLEAR POWER LINES.
The Parish Council has NO OBJECTION to this application subject to the Tree Officer deeming the work necessary			
5	Amended Plans/Application/ Description EPF/1156/17 Sukhvinder Dhadwar	38 (Ground Floor) High Road North Weald	Change of use from post office (A1) to takeaway (A5) (Additional information)

The Parish Council continues to OBJECT to this Application on the same grounds as before. And which are detailed below.

We expect that there will be an increase in the number of customers to the shop due to the change of use and to the opening hours. These hours, which will include 'unsociable' hours will impact not only on the neighbouring residents but also on the local residents in Dukes Close and those in the High Road. There is concern that the presence of a Takeaway would attract people outside the shop and that noise would be a dominant issue. The Parish Council are concerned that the Litter that would simply be discarded outside, in the vicinity of the premises, whilst we all know that a condition can be placed on a premises to have a bin outside, however we cannot place a condition on a customer placing their waste in that bin.

There has been concern at the continuing accumulation of detritus around the immediate area at the parade of shops by the co-op. The Parish Council has done its best to enhance the area by planting a garden close to the shops, however there is still much evidence of litter especially on a Thursday/ Friday / Saturday & Sunday, even though we have regular visits by the road sweeper. People simply discard Fish & Chip Wrappers, Indian Takeaway Cartons and Chinese Takeaway Cartons, Costa Coffee Cups. These have been found in the New Garden, the Telephone Box, Under the Seat on the Green.

There is also concern at the close proximity to the nearby watercourse – has this flood risk been properly assessed. Installation of Ventilation Duct - Members were concerned at the installation of this ventilation system. I detail below an extract from one of our Members who is a Qualified Engineer

Having looked at the specification for the ventilation systems for the above application, I would consider them adequate at best. Without scale drawings to work out the intake and extract routes, I would imagine that there is a potential problem in the build-up of smells and heat coming from this property. Traditionally, ventilation stacks are not effective in the dispersal of moisture and odours. They can block with grease and cause potential fire hazards. We must always remember that a ventilation scheme can be designed, although if the client decides not to use it, or use it properly (down to cost) that's when the issues start to arise.

Who will therefore monitor that it is being used correctly?

The Parish Council believe that the residential accommodation above and adjacent to the property will be unpleasantly and adversely affected by this change of use, as will the residents inhabiting that accommodation. Parking is of great concern also, there are only two designated parking spaces, is this enough for a Takeaway. There is currently a parking problem in that area of North Weald, with vehicles parking in front of local peoples drives on the High Road not allowing people to exit their homes. The Village Hall has advised that visitors to local shops are using the Hall as Parking therefore not allowing sufficient parking for Hall Functions – the hall is used Day, Evening and Weekends. Whilst there are some yellow lines along the High Road these are not enforced. We also believe that having a Takeaway located in North Weald could mean that there will mean that there will be an increase in car journeys made, which could see customers coming from other locations such as Epping, Coopersale and Ongar,

POLICY DBE9- LOSS OF AMENITY

The Council will require that a change or intensification of use, extension or new development does not result in an excessive loss of amenity for neighbouring properties. The factors which will be taken into account are:

- (i) visual impact; (ii) overlooking; (iii) loss of daylight/sunlight; and (iv) noise, smell or other disturbance thereby causing an excessive loss of amenity for neighbouring residents.

There will clearly be Visual Impact & Noise Smell & Other Disturbances

The High Road Shops in North Weald are classed as a Local Frontage. Therefore it is necessary to ask what premises there are a key retail use for – is there a demand for another Takeaway in North Weald. We believe this a Material Planning Consideration which should be taken into account.

The 'make-up' of shops is as follows in North Weald High Road:

	Name of Establishment	Selling	Type of Establishment
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	(if known)		
1	Kings Head Garage	Fuel, Motor Accessories Snacks & Drinks	Garage
2	Kings Head Pub	Food, Alcohol & Soft Drinks	Pub
3	Coverdale Betting Office	Licensed Betting Office (Free Coffee Available)	Betting Shop
4	Bread & Bites	Bread & Hot Snacks & Drinks	Bakery, <i>Hot Takeaway</i> Food & Sit In & Eat
5	Newsagent & Post Office	Newspapers, Periodicals, Postal Items, Soft Drinks, Chocolates, Snacks/Crisps, Tobacconists	Newsagent & Post Office 1 Day a week there is a Fish Stall on the forecourt of the Post Office
6	Islington Green	Floral Items	Florist
7	Former Post Office	Empty Shop	Empty Shop
8	North Weald Chemist	Pharmaceutical Items	Chemist
9	Stuart Poulton Funeral Director	Funeral Services	Funeral Director
10	Dry Cleaners	Dry Cleaning, Repairs & Laundering	Cleaning Services
11	Young Dave	Greengrocers & Florists	Fruits, Vegetables, Eggs, Flowers
12	Clippers & Curls	Hairdressers	Hairdressing & Barbers
13	Co - op	General Groceries, Sandwiches, Drinks, Snacks	Small Supermarket
14	North Weald Chinese & Fish & Chips	<i>Hot Takeaway</i> Chinese & Fish & Chips	<i>Hot Takeaway</i>
15	Cinnammon Restaurant	Indian Restaurant & <i>Takeaway</i>	<i>Hot Takeaway & Sit Down Restaurant</i>
16	Tylers Green Stores	Sandwiches, Newsagents, Snacks, Drinks, Tobacconists	Mini Supermarket
17	Harvester Pub	Food, Alcohol & Soft Drinks	Pub
18	Harvest Garage	Fuel, Car Accessories, <i>Hot Snacks Takeaways</i> , Costa Coffee, General Groceries,	Garage – Also Selling <i>hot Takeaway Food & Drinks</i>
19	Davis Estate Agents	Houses For Sale	Estate Agents
20	Beauty Parlour	Beauty Services/Products	Beauty Parlour
As you can see from this table 11 out of these 20 establishment sell food 4 are Takeaways selling Hot food 6 Sell Snacks/Sandwiches Drinks which can be eaten off the premises 1 gives away Free Coffee 1 sells Fruit & Vegetables			

	Description EPF/0082/17 <i>Graham Courtney</i>		storey rear extension. New front porch. Demolition of existing outbuilding, and creation of new double garage. Widening of drive. Internal alterations. **AMENDED PLANS**
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The Parish Council continues to OBJECT to this application as it represents Overdevelopment , Members have grave concerns that the Planning Inspectors comments were not taken on board in both the Appeals in relation to the property being forward of the building line it would have an Overbearing impact on the street scene, it is dominant and out of keeping with the area. There are concerns with regard to the access to the site. Simply by replacing the fence with a hedge will not be sufficient to make the application acceptable or to make it in keeping or less overbearing. Members have a concern that there is a recommendation to grant this application placed on the Plans East Agenda, prior to the Parish Council being able to voice its concerns within the Agenda.

COMMENT ON APPLICATION IN EPPING UPLAND PARISH
EPF/1436/17 – The Estate Office Hayleys Manor Upland Road

PLANNING OFFICER GRAHAM COURTNEY

Excavation and installation of biofertiliser lagoon and 1.8m safety fence in agricultural field to the south of Hayleys Manor Farm, Uplands Road, Epping

The Parish Council has CONCERNS regarding the application as it will affect the Residents who live in Thornwood Common. Large Vehicles will use Upland Road as main access route and this will be the main 'local' route for all the vehicles. The road already suffers from many speeding issues and is used s a rat rut/cut through it is not suitable for the numbers and weight. of vehicles that are proposed. More information is needed as to whether this will reduce or heavily increase the volume or type of vehicles accessing the site for this proposal before planning approval is given.

The Clerk was asked to ascertain from the Planning Officer if it would be a larger increase or decrease in vehicle movements.

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:

No	Application Number		Location	Proposal
1	EPF/1550/17 CLD <i>Alastair Prince</i>		2 Hows Mead North Weald Bassett <i>Mr Tony Guerrier</i>	Certificate of Lawf proposed loft conv dormer
NOTED				
2	EPF/1415/17 <i>Alastair Prince</i>		Esgor House High Road Thornwood <i>Mr Greg Knight</i>	Application f app reserved by condit water disposal' on EPF/2968/16 (cha ancillary B1/B8 typ extension of the C new residential dw
NOTED				
3	EPF/1421/17 <i>Jane Gravelle</i>		Esgor House High Road Thornwood <i>Mr Greg Knight</i>	Application for app reserved by condit land – phase 1' on EPF/2968/16 (cha ancillary B1/B8 typ extension of the C new residential dw
NOTED				

P17.037 DECISIONS BY EPPING FOREST DISTRICT COUNCIL
None received.

P17.038 EFDC LICENCES

None received.

P17.039 PLANNING CORRESPONDENCE

None Received.

P17.040 ANY OTHER MATTERS RELATING TO PLANNING

The Clerk was asked to contact EFDC to ascertain if there was any news on the Planning Appeal relating to the Travellers Site, as we had been advised no determinations would be made prior to an election.

Meeting Closed: 19.56

