



MINUTES

Meeting: PLANNING

31st October 2022

Time: 7.00pm

Venue: PARISH HALL, WEALD HALL LANE, THORNWOOD COMMON

PRESENT:

Councillors: (7) B Clegg Chairman, A Buckley, R Spearman, T Blanks, A Irvine, Mrs P Etherington, G Mulliner.

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 (0)

P22.038 APOLOGIES FOR ABSENCE (9)

Councillors N Bedford, Mrs A Grigg, S Hawkins, A Tyler, D Wood, Mrs D Wood, M Stroud

P22.039 OTHER ABSENCES (0)

None.

P22.040 DECLARATIONS OF INTEREST

There were NO Declarations of Interest. However it was NOTED that councillors asked that their concerns be noted within the minutes that they were unsure that residents may not have been advised of certain planning application which were on this agenda.

P22.041 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 10th October 2022 had been circulated, one amendment was made after which they were **AGREED** as a true record.

P22.042 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There was Written Representations from a Member of the public on application reference

P22.043 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1601/22 <i>Kie Farrell</i>	Thornwood Common Service Station High Road Thornwood Common	Installation of Greggs pod type building within curtilage of existing service station.
The Parish Council OBJECTS to this application on the following grounds: Increase in vehicle movements to the site the suggestion from 450 to over 800 is an unacceptable increase. The overall increase in vehicular movements along the busy stretch of road between Thornwood and Hastingwood would not be acceptable to local residents. The number of fast food outlets from Upland Road to McDonalds is excessive from Thornwood to Harlow. Is there a need for another Greggs Outlet especially as there is already one in Epping which is a very short			

<p>distance away. In a previous Planning Application for McDonalds Restaurants on the Hastingwood Interchange was for a 24 hour facility . This was turned down due to its impact on local residents, as well as other matters. There is concern at the impact the litter will have, and there is no plan in the application to deal with litter. There is also concern regarding any proposals for the signage. It does seem that a Greggs Advertising Sign will be in the region of 5 metres high, and there are no details as to whether it would be illuminated. Overall the whole of the proposal is detrimental to the neighbouring and adjacent residents. We have been advised by the closest residents that they have not been contacted regarding the proposal and they have not seen a site notice on or adjacent to the site. No plan to deal with the excess water emanating from the site. If EFDC are minded to grant this application the Parish Council would wish to speak at a Plans East Committee.</p>			
2	EPF/2211/22 <i>Muhammad Rahman</i>	139, High Road North Weald Bassett	Demolish Existing 2 Bedroom Bungalow and replace with a new 5 bedroom dwelling house
<p>The Parish Council OBJECTS to this Application on the grounds that it goes against Policy H1. The loss of a bungalow is detrimental to the housing stock of residents in EFDC area. The development is over development and it is detrimental to the adjacent and neighbouring residents by way of its bulk and mass. The proposal is out of keeping with the local area and the street scene. It represents an increase in traffic. If EFDC are minded to grant this application the Parish Council would wish to speak at a Plans East Committee.</p>			
3	EPF/2291/22 <i>Alastair Prince</i>	35A Upland Road Epping Upland	Proposed demolition of a garage & rear extension, erect single storey side & single storey rear extension & widen crossover to the full width (Revised application to EPF/3157/21)
<p>The Parish Council has NO OBJECTION to this Application</p>			
4	EPF/2322/22 <i>Rhian Thorley</i>	Camus Fearna Vicarage Lane North Weald Bassett	"Rear single storey extension with flat roof and roof lantern. Replacement roof over first floor rear extension from flat to pitched with tiles to match the existing."
<p>The Parish Council has NO OBJECTION to this Application</p>			
<p>The following Applications were for NOTING only</p>			
No	Application Number	Location	Proposal
1	EPF/2206/22 <i>Caroline Brown</i>	Canes Farm Canes Lane Hastingwood	Application for Approval of Details reserved by conditions 8,11,12 & 13 for EPF/0928/19. (Demolition of 2 barns to create x 6 no. dwellings).
NOTED			
2	EPF/1662/22 <i>Muhammad Rahman</i>	Burrs Farm Foster Street Hastingwood	"Application for a Lawful Development Certificate for an existing use / operational development of the following - a) Item 1 - building used as a single self-contained dwellinghouse (use class C3) for more than 4 years; b) Item 2 - building in place for m"
NOTED			

P22.044 DECISIONS BY EPPING FOREST DISTRICT

Members *NOTED* that the decisions which had been previously circulated.

P22.045 EFDC LICENCES & CONSULTATIONS

Nil.

P22.046 ANY OTHER MATTERS RELATING TO PLANNING

Cllr Bland asked if there had been any update on the use of the Phoenix Hotel.

The Clerk advised that she had been contacted by EFDC Safer Communities of the use of the Phoenix hotel by the Home Office to house Asylum Seekers for ‘contingency’ of up to 3 months. No further details were given. The Phoenix Hotel is on the border of North Weald and Moreton, Bobbingworth and the Lavers.

Meeting Closed: 8.00pm

Signed Date