



MINUTES

Meeting: PLANNING

31st October 2024

Time: 6.30pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (7) B Clegg, Chairman A Buckley, Mrs S Jackman, MBE, R Spearman, N Born, T Blanks, P Etherington

Officers in Attendance (2)

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

Members of the Public (1)

Members of the Press (1)

P24.48 APOLOGIES FOR ABSENCE (7)

Councillors C Kinnear, D Wood, S Hawkins, N Bedford. M Stroud A Irvine, A Tyler

P24.49 OTHER ABSENCES

Nil.

P24.50 DECLARATIONS OF INTEREST

Declarations of Interest were received from Cllr R Spearman in any matters relating to the Local Plan,

P24.51 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 30th September were circulated at the meeting and were **AGREED** and signed as a true record.

P24.52 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There was one representation from the public on item: EPF/1918/24.

P24.53 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/1804/24 <i>Klajdi Koci</i>	15 York Road North Weald Bassett	Proposed two storey side extension, associated internal alterations and rear access to proposed garage.
<p>The Parish Council OBJECTS to this Application on the following Grounds:</p> <p>The proposal by virtue of its roof line is out of keeping with the street scene, and with the adjacent properties. This is contrary to policy DM9 A(i) and D(iv).</p> <p>Access to the proposed garage – it is unclear what agreements are in place regarding the parking at the rear of properties for York Road. There is a footpath, and some form of concrete edge where vehicles park, and the Parish Council cannot be sure that accessing the proposed garage over this area where vehicles park would not be removing an allocated space for a property. This may be contrary to policy DM9 D(iii).</p> <p>Concern at the Juliet Balcony, and the overlooking to neighbouring properties. This would be contrary to policy DM9 I(iii).</p>			

2	EPF/1918/24 <i>Caroline Brown</i>	10 Vicarage Lane North Weald Bassett	Loft conversion for bedroom accommodation with new dormer windows and new rear gable roof
The Parish Council SUPPORTS this Application			
3	EPF/1945/24 <i>Mohinder Bagry</i>	3 Thornbrook Weald Hall Lane Thornwood	Conversion of garage to one bedroom annex.
The Parish Council has NO OBJECTION to this Application, however the annexe should be ancillary to the main dwelling.			
4	EPF/1962/24 <i>Suleman Uddin</i>	266 High Road North Weald Bassett	Enlarging the existing dormer to connect to a new dormer in the adjacent room (approved under EPF/1071/24).
The Parish Council has NO OBJECTION to this Application.			
5	EPF/1985/24 <i>Samuel Finnis</i>	162 High Road North Weald Bassett	Retrospective Planning Consent for Garden Room and amendments to fenestration detailing initially granted under consent EPF/2165/21
Members expressed their concern that this application had been determined by the EFDC Planning Officer prior to the Parish Council having had their chance to comment, despite the Weekly list detailing the date for comment being 4 th November. The Clerk was instructed to contact Nigel Richardson, Director of EFDC Planning Services and also the three District Councilors and the Leader of the Council. The three District Councillors and Leader of the Council should be invited to the Parish Council Meeting to be held on 4 th November to meet with Members of this Council. Objectors to this Planning Application should be advised of what action this Council had taken. Cllr Alan Buckley advised that Residents who had put in Objections to the District Council would have also been in attendance tonight if a decision had already not been made by the EFDC Officer. Adriana Jones advised Members of her opinion in relation various planning matters in relation to this application, however she would need to undertake further research.			
6	EPF/2076/24 <i>Rhian Thorley</i>	27 Duck Lane Thornwood	Variation to condition 2 on planning permission EPF/2841/17 (Two storey side and rear extension to house)
The Parish Council has NO OBJECTION to this Application.			
7	EPF/2071/24 <i>Mohinder Bagry</i>	St Mary Magdalene Vicarage Harlow Common Hastingwood	Erection of an outbuilding to use as a gym.
The Parish Council has NO OBJECTION to this Application, Subject to the Gym being for personal use of the occupants of the St Mary Magdalene Vicarage only and not being used on a commercial basis, and Councillors would prefer it to be in closer proximity to the hedge.			
8	EPF/2093/24 <i>Rhian Thorley</i>	21 Princes Close North Weald Bassett	Single storey rear extension
The Parish Council has NO OBJECTION to this Application,			
9	EPF/2103/24 <i>Frederique Caillat</i>	The Kings Head Ph, 8 High Road North Weald Bassett	Grade II listed building application for structural repairs to the timber frame, including opening up and reinstatement.
The Parish Council has NO OBJECTION to this Application, Subject to the Historic Buildings Officer deeming the work necessary.			

The following Applications were NOTED

No	Application Number	Location	Proposal
1	EPF/1952/24 <i>Klajdi Koci</i>	13 Park Avenue Hastingwood	Certificate of Lawful Development for proposed outbuilding.
NOTED			
2	EPF/1979/24 <i>James Rogers</i>	10 Harrison Drive North Weald Bassett	Prior approval for a 4.36m deep single story rear extension with a lean-to roof accompanied with velux windows and bifold doors for natural light, height to eaves 2.40m and maximum height 3.57m.
NOTED			
3	EPF/1950/24 <i>Caroline Brown</i>	Thornwood Trout Fishery Carpenters Arms Lane Thornwood	Certificate of Lawful Development for proposed replacement of existing static caravan.
NOTED			
4	EPF/2106/24 <i>Suleman Uddin</i>	5 Bassett Fields 272a High Road Epping, CM16 6EF	Certificate of Lawful Development for a proposed pergola.
NOTED			
5	EPF/2108/24 <i>Muhammad Rahman</i>	Burrs Farm Foster Street Hastingwood	Certificate of lawful development for the existing use of a commercial site used as a scaffolding yard
NOTED			
6	EPF/2114/24 <i>Caroline Brown</i>	Latton Priory Farm London Road Hastingwood	Certificate of lawful development for the proposed installation of Solar PV Panels to the grainstore.
NOTED			

P24.54 DECISIONS BY EPPING FOREST DISTRICT

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

P24.55 FFDC LICENCES & CONSULTATIONS

Applications – Nil.

P24.56 ANY OTHER MATTERS RELATING TO PLANNING

Nil.

Meeting Closed: 8.40pm

Signed Date