



MINUTES

Meeting: PLANNING

5th August 2024

Time: 7.00pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (10) B Clegg, Chairman, A Buckley, Mrs S Hawkins, M Stroud, A Tyler, Mrs S Jackman, MBE, R Spearman, C Kinnear, T Blanks, N Born

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)

P24.21 APOLOGIES FOR ABSENCE (3)

Councillors N Bedford, D Wood, P Etherington.

P24.22 OTHER ABSENCES

Cllr A Irvine

P24.23 DECLARATIONS OF INTEREST

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

P24.24 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held on 15th July were table, members spent a few moments reading these after which they were **AGREED** and signed as a true record of the previous meeting.

P24.25 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representation from the Public.

P24.26 PLANNING APPLICATIONS

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

No	Application Number	Location	Proposal
1	EPF/0495/24 <i>Frederique Caillat</i>	Horseshoe Farm West London Road Hastingwood	Grade II listed building consent for the stripping out of fire damaged elements from the building in preparation for the reinstatement works.
The Parish Council has NO OBJECTION to this Application subject to the Historic Buildings Officer deeming the works necessary			
2	EPF/1297/24 <i>Mohinder Bagry</i>	13 Park Avenue Hastingwood	Erection of part single-storey L-shaped ground floor extension, part 2-storey side extension
The Parish Council has NO OBJECTION to this Application			

3	EPF/1364/24 <i>Murtaza Poptani</i>	White Cottage Harlow Common Hastingwood	Gravel hard standing formed on an access way on land adjacent to White Cottage CM17 9NF
<p>The Parish Council OBJECTS to this Application due to the following: The land identified on the application as being identified in the application is not within the site boundary, and the land is shown as being Common Land on Harow Common. It is not felt that it is appropriate to place materials to create Gravel hard standing or form an access way in this manner on Common Land.</p> <ul style="list-style-type: none"> • This would be contrary to Policy DM4 Green Belt part A(iii) Green Belt which seeks to assist in safeguarding the countryside from encroachment. • This would be contrary to Policy SP2 Place Shaping parts A(xi) and A(xii) as it fails to maintain and enhance the important features, character and assets of existing settlements, as well as failing to conserve and positively enhance key landscapes, habitats and biodiversity. • The would be contrary to Policy DM3 Landscape Character part A9i) which states that proposals should be sensitive to their setting in the landscape, in particular in settlement edge locations, and to its local distinctiveness and characteristics. 			
4	EPF/1473/24 <i>Yee Cheung</i>	Unit 10 Woodside Industrial Estate Woodside Thornwood	Replacement of existing Units 10, 15 and 16.
The Parish Council has NO OBJECTION to this Application			
5	EPF/1526/24 <i>Robin Hellier</i>	1 Wing Close Bader House Epping Road North Weald Bassett	"TPO/EPF/02/99 (Ref: T1-T4) T2: Beech - Crown reduce by up to 2m, as specified. 20% crown thin, as specified. T3: Lime - Crown reduce by up to 2.5m, as specified. Crown lift by up to 4m from ground, as specified. 20% crown thin, as specified. T4: Sycamore - Crown reduce by up to 2m, as specified. Selective prune of up to 2.5m away from building, as specified. T5: Lime - Crown reduce by up to 2m, as specified. Crown lift by up to 3m from ground, as specified. 20% crown thin, as specified."
The Parish Council has NO OBJECTION to this Application, subject to the Tree Officer deeming the works necessary			

Planning Applications for NOTING:

No	Application Number	Location	Proposal
1	EPF/1449/24 <i>Sukhvinder Dhadwar</i>	North Weald Airfield Merlin Way North Weald Bassett	Environmental Impact Assessment (EIA) Scoping Report prepared for the proposed North Weald Data Centre development located at the above site.
<p>This item will be discussed at the Developers Working Group Meeting with any comments to be discussed and formally ratified at the Planning Meeting to be held on 22nd August.</p>			

2	EPF/1416/24 <i>Rhian Thorley</i>	116 Blenheim Square North Weald Bassett	Certificate of Lawful development for existing loft conversion.
NOTED			
3	EPF/1458/24 <i>Muhammad Rahman</i>	Rosario High Road Thornwood	Discharge of Condition 11 'Levels' for EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping, community orchard, new access, parking and circa 1.9 ha of public open space).
NOTED			
4	EPF/1454/24	Forest Cottage High Road Thornwood	Certificate of lawful development for proposed 4no. single storey rear extensions extending from the rear of the original building line by no more than 4m.
NOTED			
5	EPF/1452/24	Forest Cottage High Road Thornwood	Certificate of lawful development for a single storey rear extension extending from the rear of the original building line by no more than 4m.
NOTED			
6	EPF/1453/24	Forest Cottage High Road Thornwood	Certificate of lawful development for 2no. single storey outbuildings accommodating Garage and Office/Study to North of the existing building.
NOTED			
7	EPF/1455/24	Forest Cottage High Road Thornwood	Certificate of lawful development for a single storey gym outbuilding (including plant store) to East of the existing building.
NOTED			
8	EPF/1557/24 <i>Muhammad Rahman</i>	North Weald Airfield, Epping Road, North Weald Bassett, Epping	Application for approval of details reserved by Condition 9 (Drainage) on EPF/2478/23 (Construction and Operation of an Operations Hub comprising commercial vehicle fleet parking (including offices, storage, and vehicle maintenance hangers) and associated infrastructure including fuel island, vehicular access, internal roads and paths, parking, cycle/bin store, security fencing/gates/barriers, lighting, and landscaping.)
NOTED			
9	EPF/1575/24 <i>Muhammad Rahman</i>	Rosario, High Road, Thornwood, Epping, CM16 6LU	Application for approval of details reserved by condition 6 'Archaeology' on planning permission EPF/0332/22 (Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping, community orchard, new access, parking and circa 1.9 ha of public open space).
NOTED			

P24.27 DECISIONS BY EPPING FOREST DISTRICT

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

P24.28 FFDC LICENCES & CONSULTATIONS

Applications – Nil.

P24.29 ANY OTHER MATTERS RELATING TO PLANNING

a) The Clerk advised Members that she had has received notification of the following Appeal from EFDC:

Site Address	PHOENIX EPPING HOTEL, EPPING ROAD, , EPPING, CM16 6RZ
Description	Addition of dormers and rooflights with extension to existing stair core to facilitate use of further floor of accommodation to provide 18 new rooms.
Appeal Reference	APP/J1535/W/24/3345159
Appellant	Epping Essex Investments Ltd
Start Date	15/07/2024
Appeal Procedure	Written Representations

The appeal is Against a Refusal following the decision of Epping Forest District Council. Details of the proposed development, the appellant's grounds of appeal and EFDC's reasoning will be available on EFDC's website www.eppingforestdc.gov.uk under the Appeals Link on the original case ref: (EPF/2470/23). This site was in Moreton Bobbingworth and the Lavers Parish and as such. Members agreed to support the concerns of that Council on the grounds of Highway Safety.

b) The Clerk read an email and a letter which had been received from Weston Homes which was being circulated to nearby homes advising of a building timeline and also giving information with regard to the expected 30mph limit and its location.

c) Cllr Blanks asked the Clerk to seek information in regard to the lack of Officer names on the Planning Applications. The Clerk would contact EFDC to enquire in relation to the omission.

d) Members were reminded about the Development Working Group to be held on Monday 12th August on Zoom.

Meeting Closed: 7.39pm

Signed Date