



## MINUTES

**Meeting:** PLANNING

24<sup>th</sup> March 2022

**Time:** 7.45pm

**Venue:** PARISH HALL AT THORNWOOD COMMON, WEALD HALL LANE, THORNWOOD.

**PRESENT:**

**Councillors:** (5) A Buckley, Chairman, Mrs D Wood, R Spearman, T Blanks, S Hawkins

**Officers in Attendance (2)**

Susan De Luca – Clerk to the Council

Adriana Jones – Principal Administrative Officer

**Members of the Public (15)**

**Members of the Press (1)**

**P21.094 APOLOGIES FOR ABSENCE (9)**

Councillors, B Clegg, N Bedford, G Mulliner, M Stroud, A Irvine, Mrs A Grigg, A Tyler, P Etherington, Mrs S Jackman

**P21.095 OTHER ABSENCES (0)**

**P21.096 DECLARATIONS OF INTEREST – Cllr R Spearman declared in an interest if anything came up relating to the Local Plan.**

**P21.097 CONFIRMATION OF MINUTES**

The Minutes of the previous Planning Committee meeting held on 28<sup>th</sup> February had been circulated these were **AGREED** and signed as a true record of the previous meeting.

**P21.098 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

There were 2 spoken Representations from Members of the public on application reference EPF/0332/22 in relation to Planning Applications on the Agenda. There were also 13 Members of the Public in attendance who came to listen to the outcome of this item.

**P21 099 PLANNING APPLICATIONS**

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

No	Application Number	Location	Proposal
1	EPF/0346/22 <i>Ian Ansell</i>	Scrapyard Woodside Thornwood J Robinson	Retrospective planning consent for the installation of a 4m steel post and sleeper insert boundary fence to the south/west boundary (Resubmission to EPF/2444/21)

The Parish Council **OBJECTS** to this Application on the same grounds as the previous Application

The Parish Council **OBJECTS** even with this slight lowering of the height of the fence in this Application we have grave concerns regarding the aesthetic view, safety and viability of the structure of the fence, especially if there are any scrap vehicles or metal items that are placed close to the fence. The fence is deemed to be too high and unsightly. Members ask if a Risk

Assessment has been carried out on the structure. Even if it is not Planning Matter, it would be prudent to have the Health and Safety Executive asked to look at the Fence as if it is 4 metres high with each sleeper weighing approximately 20 kg it should be examined to ensure its safety as soon as possible, not only for people on the site but also for people walking close by on the outside of the site? Aesthetically it looks very untidy and whilst it does assist with stopping metal going into the forest maybe a different type of fence material would be better. Concern was also expressed that some of the other areas of fencing around the site are much higher than 5metres. Members ask that the Corporation of London be consulted. If this application goes to Committee, then the Parish Council would like to speak at the Committee.

2	EPF/0015/22 <i>Alastair Prince</i>	Leonard Davis House Kiln Road North Weald Bassett Mr Steven Wotton	Convert existing two storey warden accommodation and communal lounge area each into 2No sheltered housing units.
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**The Parish Council has NO OBJECTION to this Application**

3	EPF/0159/22 <i>Mohinder Bagry</i>	Woodside House Woodside Thornwood Mr Slawomir	Single storey rear extension including creation of front porch.
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The Parish Council has NO OBJECTION to this Application

4	EPF/0332/22 <i>Ian Ansell</i>	Rosario High Road Thornwood Epping Road Ltd	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.
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The Parish Council has NO OBJECTION to this Application, **SUBJECT TO** the following matters being agreed to make the application acceptable in planning terms:

A) – Matters to be agreed:

- The proposal includes an area of Open Space to the west of the proposed site which we understand may not be proposed should only the LPSV allocated site be developed. Agreement should be reached that this green space should remain in perpetuity on site, and to ensure this is the case and to ensure the area is appropriately managed on behalf of the community, a management plan needs to be put forward with stewardship of the area being provided to the Parish Council for an agreed number of years, with an ongoing financial contribution to ensure its maintenance. This would be subject to a formal written Legal agreement.
- The following points must be negotiated and secured by way of S106 agreements as follows:
  - The Lowering of the Speed Limit along an agreed section of the B1393 to 30mph, this had previously been looked at by the local highway authority, but we had been advised that would need a small number of additional properties to be built to make it viable for the speed to be lowered to 30mph
  - The installation of a New Speed Camera close to the Development
  - A New Pedestrian Crossing along the B1393 close to the Development
  - New Footways Along the B1393
  - A New Bus Shelter on the B1393
  - The 40% Social Housing **MUST** be for local Parish Families
- The Parish Council would not support any access, be it on foot, by car, or emergency service access to the proposal site from Carpenters Arms Lane. Carpenters Arms Lane already suffers from significant problems in terms of access, especially since the

building of three new homes which have encroached onto the private access road causing safety issues with vehicles both entering and exiting the site.

The Parish Council asks that a meeting takes place with the Parish Council, the Developer, the Planning Officer responsible for this application, and the District Councillors for this site, to ensure all the above points are duly considered and agreed before and if any application is decided. If necessary, the District Council should request an extension of determination time with the Developer to allow these discussions to take place

The Parish Council is aware that this application goes against the LPSV Policy for this site, specifically in terms of the number of homes being proposed (62 instead of the allocation of 48), and that the development encroaches into the Green Belt. The Parish Council has considered all elements of this proposal, both positive and negative, and the conclusion reached is that the benefits the proposal would bring to the community (assuming the points raised in part A are agreed) would make the proposal more acceptable to the local community.

B) The following CONCERNS and OBSERVATIONS were made by both Councillors and the 13 Members of Public who were in attendance at the Planning Committee meeting at which this planning application was considered:

- Concern at the Viability of the Site, especially if the site were to be sold on and how any S106 agreement reached would be secured in this scenario.
- Concern at the Quantum of Development, this being from 48 homes to 62
- Financial Viability of the Developers – would they be able to deliver what they have promised within the proposal.
- How the maintenance service charge of the proposed open space would be levied if this space is not managed and maintained by the Parish Council. Who would oversee this?
- Would the Open Space be subject to future Housing Proposals?
- There should be no visitors parking along Carpenters Arms Lane
- There is a general concern at the Increase in Traffic along the B1393.
- Any access arrangements to the site should not prejudice access to site THOR.1 (SVLP), being as the access point to this site would be directly opposite this proposal. Highways should be consulted in this regard.
- The New Homes Bonus of £7k which is allocated per house should be allocated and secured towards Community Benefit for Thornwood.
- All Proposed Sites for the Parish Should be looked at collectively in conjunction with one another and the Traffic from each site must viewed and considered as a whole. For example Traffic from the Latton Priory Site **MUST** be looked at in terms of how it affects Traffic flow along the B1393 in conjunction with Traffic coming from this site.
- The Parish Council has a Policy of not supporting 3 Storey Properties  
If this application goes to a Planning Committee or a District Development Committee of the District Council, then the Parish Council would like to attend.

#### **P21.100 DECISIONS BY EPPING FOREST DISTRICT**

Members **NOTED** there were no decisions received from Epping Forest District Council.

#### **P21.101 EFDC LICENCES & CONSULTATIONS**

**Nil**

#### **P21.102 ANY OTHER MATTERS RELATING TO PLANNING**

a) **Members NOTED the following Appeal**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING**

**APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION**

Address of site to which the appeal relates: 53 Weald Bridge Road, North Weald Bassett, Epping, CM16 6ES

Proposed development: Proposed loft conversion.

Appellant’s name: Mr J Smyth

Appeal Reference Number: APP/J1535/D/22/3293898,

Appeal starting date: 16 March 2022

**As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for the Parish Council to submit further comments.** EFDC will however forward copies of all representations made to them in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant.

- a) **North Weald Airfield Masterplan Consultation** – Councillor Blanks asked if any response had been received from Soundings or EFDC – The Clerk advised that there had been no response so far.

**The Clerk was again asked if that had yet been any update on the following**

- b) **The Chase Farm Taxi Enforcement Appeal**, The Clerk advised she would once again speak to Cllr Whitbread regarding this matter and see if he had an update. Cllr Blanks advised that he felt this had already been done and really would like an actual outcome rather than update. The Clerk advised that she do her best to find out what the situation was.
- c) The Clerk advised Members she would also take up the matter of the application which was on tonight’s Agenda – in relation to the application at Weald Hall Farm and the previous application and the lack of consultation with North Weald Airfield, with Cllr Chris Whitbread as she felt that this would be the more expedient way to address the matter. Cllr Blanks advised that he was very concerned at the was that this matter was going forward – much like the Chase Farm matter. The Clerk advised that she contact the District Councillor to see if she could get any further information and the Planning Officer.

Meeting Closed: 9.26pm

Signed ..... Date .....