



MINUTES

Meeting: PLANNING

14 December 2023

Time: 7.00pm

Venue: ELECTRONICALLY, VIA ZOOM

PRESENT

Councillors: (6) A. Buckley Chairman, C Kinnear, S Jackman, MBE, S Hawkins, P Etherington, R Spearman,

**For Part of the Meeting*

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)

P22.140 APOLOGIES FOR ABSENCE (7)

Councillors, B Clegg, M Stroud, A Irvine, N Bedford. D Wood, T Blanks, N Born

P22.141 OTHER ABSENCES – None Necessary

P22.142 DECLARATIONS OF INTEREST - Nil

P22.143 CONFIRMATION OF MINUTES

The Minutes of the previous Planning Committee meeting held in November been circulated these were **AGREED** and signed as a true record of the previous meeting.

P22.144 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representations from Members of the public in person in relation to Planning Applications on the Agenda.

P35.145 PLANNING APPLICATIONS

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

b) Applications received for information only where comments are not normally accepted (these are copied exactly as they appear on EFDC's Weekly Lists).

No	Application Number	Location	Proposal
1	EPF/2529/23 <i>Kelly Sweeney</i>	Bramleys Foster Street Hastingwood	New dormer bungalow utilizing existing dedicated access
The Parish Council has NO OBJECTION to this Application			
2	EPF/2479/23 <i>Robin Hellier</i>	45 Hampden Close North Weald Bassett	"TPO/EPF/21/84 (Ref: G2) T4, T5 & T6: 3 x London Plane and T1 & T6: 2 x Lime - Crown reduce and

			crown thin to previous points, as specified. Crown lift to 3.5m above ground level, as specified. T2 & T3: 2 x Lime: Crown thin by up to 15%, as specified. Cr"
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The Parish Council has NO OBJECTION to this Application subject to the Tree Officer deeming the works necessary

3	EPF/2500/23 <i>Callum Wright</i>	25 Duck Lane Thornwood	Single storey side extension to semi detached house.
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The Parish Council has NO OBJECTION to this Application

4	EPF/2171/22 <i>Marie-Claire Tovey</i>	Forest Cottage High Road Thornwood	Demolition of 3no. old cottages and outbuildings and reprovision of these 3 cottages and 2 additional new cottage units within the same footprint to include associated rear gardens, allotment areas, and carparking.
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The Parish Council OBJECTS to this Application and would make the following comments:

Whilst the Council is happy with the conversion, it would like to make the following comments, there are not enough Parking Spaces, for the number of properties which are not in a sustainable location, , there are no Visitors Parking Arrangements, Concern at who owns the allotments are these private allotments, would they be available for Public Use. Members of the Parish Council also had concern at the access road to the property is it large enough.

5	EPF/2587/23 <i>Nick Finney</i>	Land to South of Vicarage Lane North Weald Bassett	Application for hybrid planning permission, seeking outline planning permission with all matters reserved, except for principal means of vehicular access from the A414 and Vicarage Lane West, for a mixed use scheme comprising residential development (Use Class C3); reserved land for a primary school with associated playing fields (Use Class F1); mixed use development comprising Use Classes E and F2; associated green infrastructure, including public open space, formal and informal play and recreation areas; drainage infrastructure; other associated site infrastructure; and, diversion and extinguishment of public rights of way. Detailed planning permission sought for the primary road; Suitable Alternative Natural Green Space (SANG) provision; and surface water attenuation on land south of Vicarage Lane West, North Weald Bassett
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The Parish Council has always expressed its objection to the fact that North Weald Bassett Parish has been allocated a quarter of the development proposed for the entire Epping Forest District, stating that this is disproportionate and unfair on existing residents. It has also consistently expressed concern about the cumulative traffic impacts that not only this development site will have, but all the development sites in the Parish will have on our local roads, including the A414, B181, B1393, Church Lane, and Junction 7 of the M11. The natural reaction is to object to all elements of the proposals for these reasons, however the site is allocated for development in the Epping Forest District Local Plan meaning development of the site is as good as guaranteed. As such, the Parish Council has chosen to work with the developer of this site for a number of years in order to try and influence the development to ensure it fits well with the current village, and causes as little disruption to our current residents as possible. This has, at times, involved working with the Neighbourhood Plan Steering Group, and using the feedback from residents from the 2018 parish wide survey, and the public consultation events in 2019. For this particular site, the Parish

Council feels it has been successful in its attempts to influence the development, and has found the developer has listened to every piece of feedback given and tried where possible to accommodate changes in the development. However, there are elements of the development that remain of concern to the Parish Council. The Parish Councils response to this application will be dealt with on a matter by matter basis as detailed below.

DETAILED PLANNING PERMISSION

- **Primary Road** – The Parish Council has no concern regarding the proposed route of the primary road through the development, however would like to see specific speed reduction measures included to ensure speed is adequately managed, such as vertical deflections (speed humps and raised intersections), roadway narrowing, and chicanes.
- **Suitable Alternative Natural Green Space (SANG) provision** – The Parish Council has no concerns regarding this provision, subject to there being no flood risk to the neighbouring allotments or properties.
- **Surface water attenuation** – At this point, the Parish Council would like to **raise an objection** to the proposal that surface water will run off into the Cripsey Brook. Whilst members of the Parish Council have an understanding as to how the attenuation basins are proposed to operate on the site, they are aware of the regular flooding issues on the A414 by the Vojan restaurant, which in times of rainfall becomes flooded and is impassable by car. The A414 is obviously a major part of the road network, and to direct water into the Cripsey Brook which flows towards this particular area cannot be supported, without evidence provided showing how it will not exacerbate this issue. Local Plan Policy DM15 states that the Council requires all development proposals to demonstrate that they **avoid and reduce** the risk of all forms of flooding to future occupiers and do not increase the risk of flooding elsewhere. The developers are aware of the historic flooding issues for North Weald Bassett (the original name of the settlement being called 'Weald Gullet') and the Local Planning Authority should pay particular attention to this matter.

OUTLINE PLANNING PERMISSION – ALL MATTERS RESERVED EXCEPT FOR

- **Principal means of vehicular access from the A414 and Vicarage Lane West** – The Parish Council has no particular concern regarding the two access points to the development or the creation of a new roundabout on the A414 to allow access to the site, other than the disruption this will cause during construction phase both on traffic along the A414 and for residents along Vicarage Lane West, however it is understood that such disruption is not considered a valid planning matter for objection as it can be controlled by way of condition. The Parish Council and Neighbourhood Plan Steering Group made it clear from the beginning of the proposes that it would not support access to the development from the current settlement south of the site. However, the Parish Council would again like to raise the issue of Church Lane. Church Lane is a well-known rat run which can be very dangerous at times, and as yet it is unclear what is being proposed for this road. Without a suitable and adequate plan for this road, this is going to cause major issues for Church Lane with vehicles from the development also using it as their primary route to get to Epping, thus affecting Church Lane, Wellington Road, and the roundabout onto the main B181. The Parish Council also has concerns regarding the turning head located on Vicarage Lane West near to the roundabout, and whilst it understands the needs for this, the current turning head is plagued by regular fly tipping and antisocial behaviour. If this is deemed absolutely necessary, it should be designed to include CCTV monitoring and constant visibility to reduce the temptation to fly tip.

- **Mixed use scheme comprising residential development (Use Class C3)**

The Parish Council has no concerns regarding the proposed mixed use scheme of the site.

- **Reserved land for a primary school with associated playing fields (Use Class F1)**

Initially through working with the developer, the option of expanding the current St Andrews Primary School was explored. This was primarily based on the fact that the school has a great local connection with North Weald and its history, and so as to not create what would in effect be the 'old' and 'new' school. However, this was on the proviso that vehicular access was provided north of the St Andrews School site to alleviate the constant and disruptive issue of vehicles using

School Green Lane and Beamish Close when dropping off and collecting children. However, it is seen from the proposed Strategic Masterplan of the site that this is not being proposed (albeit some form of coach drop off / collection point is). Without this dedicated vehicular access to the north of the school, the Parish Council is unable to support the expansion of St Andrews School, and therefore supports the provision of the land on site for the proposed primary school and suggests that such a school should be multifaith. However, specific measures should be in place to ensure parking by parents along Queens Road does not become an issue, and evidence of this should be submitted with any Reserved Matters application.

- **Mixed use development including retail, early years or community uses (Use Classes E and F2);**

The Parish Council has no objection to the proposed retail, early years or community uses, however expects that the buildings used for community uses are structured in such a way that remain in community use in perpetuity, and are not linked to one specific faith.

- **Associated green infrastructure, including public open space, formal and informal play and recreation areas**

The Parish council supports these proposals. As part of any Reserved Matters application, the Parish Council will expect to see measures to ensure motorbikes and quad vehicles are restricted from using the access paths into and from the site.

- **Drainage infrastructure**

As detailed above, at this point the Parish Council would like to **raise an objection** to the proposal that surface water will run off into the Cripsey Brook. Whilst members of the Parish Council have an understanding as to how the attenuation basins are proposed to operate on the site, they are aware of the regular flooding issues on the A414 by the Vojan restaurant, which in times of rainfall becomes flooded and is impassable by car. The A414 is obviously a major part of the road network, and to direct water into the Cripsey Brook which flows towards this particular area cannot be supported, without evidence provided showing how it will not exacerbate this issue. Local Plan Policy DM15 states that the Council requires all development proposals to demonstrate that they **avoid and reduce** the risk of all forms of flooding to future occupiers and do not increase the risk of flooding elsewhere. The developers are aware of the historic flooding issues for North Weald Bassett (the original name of the settlement being called 'Weald Gullet') and the Local Planning Authority should pay particular attention to this matter.

Diversion and extinguishment of public rights of way.

The Parish Council has no objection to these proposals in principle, however expects to see full and detailed proposals received from the Highway Authority for a formal consultation

6	EPF/2588/23 <i>Kelly Sweeney</i>	Hastingwood Farm Hastingwood Road Hastingwood	Change of use of existing buildings from ancillary residential storage to 3no. self-contained residential dwellings, with associated private amenity areas, landscaping, and car parking.
The Parish Council has NO OBJECTION to this Application			
7	EPF/2608/23 <i>Mohinder Bagry</i>	49, Beamish Close North Weald Bassett	"Proposed extension of porch roof to form canopy roof to front. All external walls to be rendered."
The Parish Council continues to Object to this Application due to the following concerns and when viewed against the linear nature of this particular row of houses, the proposed additions seems incongruous and out of keeping with the style of the properties. In addition, the proposed double storey rear element or the proposal is overdevelopment and out of keeping with the area.			
8	EPF/2658/23 <i>Caroline Brown</i>	Applegreen Epping Service Station High Road Thornwood	Advertisement consent for - 1 No. sign box and fascia to Greggs building and 1no. additional and amended sign facility sign panels to existing gantry sign.
The Parish Council has NO OBJECTION to this Application			

P22.146 DECISIONS BY EPPING FOREST DISTRICT

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

P22.147 EFDC LICENCES & CONSULTATIONS

a) Applications - Nil

P22.148 ANY OTHER MATTERS RELATING TO PLANNING

Members asked the Clerk to contact EFDC Environmental Services to get an Update on whether anything could be done regarding 1 Marconi Bungalows as at the current time there seemed to be a continuing collection of Vehicles, a Boat and scrap metal in the front garden.

Meeting Closed: 8.19pm

Signed Date