



MINUTES

Meeting: PLANNING

7 March 2024

Time: 6.45pm

Venue: PARISH HALL THORNWOOD COMMON

PRESENT

Councillors: (8) A. Buckley Chairman, S Hawkins, S Jackman, MBE, T Blanks, P Etherington, R Spearman, A Tyler, A Irvine

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)

P22.158 APOLOGIES FOR ABSENCE (6)

Councillors, B Clegg, N Bedford, D Wood, C Kinnear, N Born, M Stroud

P22.159 OTHER ABSENCES – None Necessary

P22.160 DECLARATIONS OF INTEREST – Nil

P22.161 CONFIRMATION OF MINUTES

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

P22.162 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were NO Representations from Members of the public.

P22.163 PLANNING APPLICATIONS

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

| No | Application Number | Location | Proposal |
|---|--------------------------------------|---|---|
| 1 | EPF/0178/24 <i>Robin Hellier</i> | Oakhurst Emberson Way North Weald Bassett | TPO/EPF/25/88 T1: Oak - Crown reduce height & lateral branches, as specified. |
| The Parish Council has NO OBJECTION to this Application subject to the Tree Officer deeming the work necessary | | | |
| 2 | EPF/0171/24 <i>Caroline Brown</i> | 28, Hampden Close North Weald Bassett | Creation of 1 x bedroom dwelling to same size and scale as previously approved two bedroom side extension (EPF/1380/22) |
| The Parish Council OBJECTS to this application on the grounds of lack of Parking as detailed in the Essex Parking Standard guide. By creating a new dwelling in this location, it will mean over development and detrimental to adjacent residents. | | | |

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| 3 | EPF/0252/24 <i>Nicola Bickerstaff</i> | Chapelfield Nursery 76 Weald Bridge Road North Weald Bassett | Full planning application for demolition of existing dwelling and erection of replacement dwelling (Resubmission of EPF/2378/23). |
| The Parish Council has NO OBJECTION to this application subject to any permitted development rights being removed from the remaining buildings on site. | | | |
| 4 | EPF/0272/24 <i>Marie-Claire Tovey</i> | Little Meadows Weald Hall Lane Thornwood | Change of use of land to use as a residential caravan site for 4 gypsy/traveller families, each with 2 caravans, including no more than one static caravan/mobile home per family, together with laying of additional hardstanding. |
| <p>The Parish Council OBJECTS to this Application . Paragraph 3.26 of the Local Plan states The District's traveller communities live mostly on privately owned sites containing a small number of pitches. There are some larger sites in the district but consultation with both travelling and settled communities has indicated a strong preference for smaller sites for travellers in locations with a degree of separation from settled communities.</p> <p>Policy H4 Traveller Site Development</p> <p>A. The Council will meet the identified need for travellers through the provision of yards and/or pitches as part of site allocations as set out in Policies SP1 and SP4 and Chapter 5.</p> <p>B. If planning applications for traveller site development are received for sites other than those allocated in this Plan they will be determined taking into account the following considerations:</p> <ul style="list-style-type: none"> (i) the impact on local amenity and the natural and historic environment. (ii) the relationship to local services with capacity, including education establishments, health and welfare services, shops and community facilities. (iii) access to the highway, public transport services and sustainable transport options. (iv) the provision of on-site facilities for parking, storage, play and residential amenity and appropriate essential services. (v) whether the site is located outside of areas at risk of flooding; (vi) the compatibility of the proposed use with surrounding land uses including potential disturbance from vehicular movements, and on-site business activities. (vii) the impact on the physical and visual character of the area. (viii) the potential for successful integration between travelling and settled communities; and (ix) any impact on the Green Belt. Openness will need to be preserved and very special circumstances demonstrated. <p>B. Proposals for new sites under Part B of this Policy should not exceed five pitches unless a specific justification is provided for a greater number of pitches up to a maximum of ten pitches.</p> <p>Therefore, this unallocated site is not needed for the Council to deliver the required specialist dwellings</p> | | | |
| 5 | EPF/0292/24 <i>Amy Hallett</i> | 99 High Road North Weald Bassett | Proposed replacement rear infill extension. |
| The Parish Council has NO OBJECTION to this Application | | | |
| 6 | EPF/0297/24 <i>Muhammad Rahman</i> | North Weald Airfield Merlin Way North Weald Bassett | New Control Tower Building (CTB) and Rescue and Fire Fighting Service Building (RFFS) including parking shelter for operational vehicles, access to the perimeter |

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| | | | <p>road, car parking and associated works. New Control Tower Building (CTB) and Rescue and Fire Fighting Service Building (RFFS) including parking shelter for operational vehicles, access to the perimeter road, car parking and associated works.</p> <p>*PHASE 1 OF ENDORSED NORTH WEALD AIRFIELD STRATEGIC MASTERPLAN - https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/strategic-masterplanning/north-weald-airfield-strategic-masterplan/*</p> |
| The Parish Council has NO OBJECTION to this Application, however the Parish Council does have concern if there was an access specifically created to facilitate this development from the B181. | | | |
| 7 | EPF/0232/24 <i>Murtaza Poptani</i> | 2 Duck Lane Thornwood | Roof extension, Front and rear dormers |
| The Parish Council has No Objection to this Application | | | |
| 8 | EPF/0360/24 <i>Samuel Finnis</i> | 49 Weald Hall Lane Thornwood | Single storey rear extension and construction of first floor rear dormer |
| The Parish Council has No Objection to this Application | | | |
| 9 | EPF/0359/24 Murtaza Poptani | 49 Weald Hall Lane Thornwood | Certificate of lawful development for a proposed hip to gable roof extension and rear dormer. |
| NOTED | | | |
| 10 | EPF/0365/24 Muhammad Rahman | Rosario High Road Thornwood | Application for approval of details reserved by condition 5 'Bat Licence' and condition 16 'Hard and Soft Landscaping' 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 | | | |
| 11 | EPF/0380/24 Kelly Sweeney | The Willows Foster Street Hastingwood | Certificate of lawful development for 3no. proposed outbuildings. |
| NOTED | | | |
| 12 | EPF/0381/24 Muhammad Rahman | Rosario High Road Thornwood | Application for approval of details reserved by condition 24 'Landscape Management Plan' 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 | | | |

P22.164 DECISIONS BY EPPING FOREST DISTRICT

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

P22.165 FFDC LICENCES & CONSULTATIONS

- a) Applications - Nil

P22.166 ANY OTHER MATTERS RELATING TO PLANNING

- a) The clerk had not received any further updates on Marconi Bungalows however she would chase this matter.
- b) Members were advised that the Parish Council Website had been changed to show that Planning Meetings ere no longer being detailed s being held in the third Mondy of the month in the Parish Hall at Thornwood. This was now shown as being held ‘when necessary.

Meeting Closed: 8.19pm

Signed Date