

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee East **Date:** Wednesday, 15 April 2015

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.40 pm
High Street, Epping

Members Present: Mrs S Jones (Chairman), P Keska (Vice-Chairman), K Adams, Mrs H Brady, P Gode, Mrs A Grigg, Mrs M McEwen, R Morgan, D Stallan, B Surtees, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: A Boyce, W Breare-Hall, J Philip and B Rolfe

Officers Present: J Shingler (Principal Planning Officer), R Hellier (Aboriculturual Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

78. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

79. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

80. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 March 2015 be taken as read and signed by the Chairman as a correct record.

81. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue selling periodicals to the objector. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

EPF/2814/14 Leader Lodge, Epping Road, North Weald, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2880/14 Blakes Golf Club, Epping Road, North Weald, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being the Chairman of an Overview and Scrutiny Panel in relation to Blakes Golf Club and Blunts Golf Club. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2880/14 Blakes Golf Club, Epping Road, North Weald, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor H Brady declared a personal interest in the following item of the agenda by virtue of her husband writing a letter of objection. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3005/14 Barkers Farm, Mount End Road, Theydon Mount, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillors P Gode and B Surtees declared a personal interest in the following item of the agenda by virtue of being a member of Ongar Town Council. The Councillors had determined that their interest was not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3006/14 Fyfield Business and Research Park, Fyfield Road, Chipping Ongar.

82. ANY OTHER BUSINESS

RESOLVED:

(1) That, as agreed by the Chairman of the Sub-committee and in accordance with Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council Procedure Rules, the following items of urgent business be considered following the publication of the agenda:

- (a) Confirmation of Tree Preservation Order EPF/24/14 Garnon Mead, Coopersale.

83. Confirmation of Tree Preservation Order EPF/24/14 Garnon Mead, Coopersale, Essex

The Tree & landscape Officer Mr R Hellier advised that the Tree Preservation Order (TPO) aimed to selectively protect 4 groups of Black Pine, 5 individual Black Pines, A Scots Pine and 7 Large Oaks in Garnon Mead, Coopersale.

Several mature conifers had been felled within the estate and unsympathetic pruning to other trees had been evident and was likely to cause a precedent, leading to further extensive tree loss and lopping.

There had been several objections submitted to the TPO and the Sub-committee heard from an objector to the proposed TPO.

RESOLVED:

That Tree Preservation Order TPO/EPF/24/14 be confirmed without modification.

84. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2814/14
SITE ADDRESS:	Leader Lodge Epping Road North Weald Epping Essex CM16 6AA
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Alteration and refurbishment of existing building, ground floor extension to rear including change of internal layout from two flats to one house, new garden walls and gates, demolition of existing garage.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571694

The Planning Officer amended the description of development to remove reference to erection of a garage as this has been removed from the plans

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any

replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 16, 17, 19B,

Report Item No: 2

APPLICATION No:	EPF/2880/14
SITE ADDRESS:	Blakes Golf Club Epping Road North Weald Epping Essex CM16 6RZ
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Application for the importation of topsoil and compost to improve the land quality of the existing driving range and for the use of the land as a driving range and for the purposes of foot golf.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572011

The Planning officer admitted that the A2 drawing showing proposed finished levels that was referred to in the report had not been received and suggested that this could be covered by condition. Members however considered that the previously requested information was necessary for proper consideration of the application and therefore voted to defer the application to a later committee.

Report Item No: 3

APPLICATION No:	EPF/3005/14
SITE ADDRESS:	Barkers Farm Mount End Road Theydon Mount Epping Essex CM16 7PS
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Change of use of former farm office and dairy building and barn to create one live/work unit.
DECISION:	Referred to District Development Management Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572597

A motion was put forward and seconded to refuse the application on the grounds that development would compromise the openness of the Green Belt and that it is not a sustainable location for residential development. However the vote was lost.

Members then voted on the recommendation to grant and this was agreed.

However, 5 members then stood to exercise the right under section 13, para (2) of the Constitution to require that no action be taken and to defer decision to the District Development Control Committee (DDCC) (now known as District Development Management Committee (DDMC)

Members requested that the report to DDMC provide more detailed explanation of the history of the site, including the enforcement action and appeal decisions.

Report Item No: 4

APPLICATION No:	EPF/3006/14
SITE ADDRESS:	Fyfield Business and Research Park Fyfield Road Chipping Ongar Essex CM5 0GN
PARISH:	Ongar
WARD:	
DESCRIPTION OF PROPOSAL:	Outline planning permission for mixed use redevelopment comprising the retention of part of existing business park and community facilities, provision of new car parking to serve retained uses, extension to existing cafe to provide 140m2 new retail space, and provision of recreational facilities including relocated MUGA play area and junior football pitch, and the removal of other existing buildings on site and the erection of 105 no. residential dwellings together with associated car parking, public open space, landscaping as well as construction of a new site access, including a roundabout off Fyfield Road.
DECISION:	Referred to District Development Management Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572613

Members voted on the recommendation in the report to grant subject to 106 agreement and conditions), but the vote was lost.

A motion was then put forward and seconded to refuse the application on grounds of unsustainability and no very special circumstances to outweigh the harm to the green belt from the incursion onto currently unbuilt on land. This vote was won.

4 Members of the committee then stood to exercise the right under section 13, para 2 of the Constitution to require that no decision be taken and to defer decision to the District Development Control Committee (DDCC) (now known as District Development Management Committee (DDMC))

Members requested that a site visit be arranged for DDMC Members and that the report to DDMC should provide more information with regard to the provision of the footpath link to Shelley.

Report Item No: 5

APPLICATION No:	EPF/0183/15
SITE ADDRESS:	North Weald Golf Club Rayley Lane North Weald Essex CM16 6AR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of three storey building to accommodate 20 no. apartments (to replace existing clubhouse and Essex barn to be demolished under Prior Notification application EPF/0267/15)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573415

REASONS FOR REFUSAL

- 1 Due to the location, remote from shops, employment, schools and facilities, with no local bus stops and no pavements along the adjacent highways, residents of the development will be heavily reliant on private car trips. The development is therefore unsustainable and contrary to policies CP1, CP3, CP6, ST1 and ST2 of the adopted Local Plan and Alterations.